

PROPOSALS FOR LOCALIZATION
OF LARGE COMMERCIAL CENTRES
IN POZNAN

I. POZNAŃ - GENERAL INFORMATION

Poznań is the fifth city in Poland in terms of size; nearly 600,000 people inhabit an area of 261.3 square kilometres.

As the capital of Wielkopolska - economically best developed region in the country - Poznań competes with Warszawa for the honour of being the centre of Polish commerce and business.

Furthermore, there are 12 higher schools instructing ca 36,000 students. The scientific work of the academic centres is supplemented by the activities of a number of research and scientific institutions.

Poznań, along with the whole Poznań province, is distinguished for its traditions of efficient economy. The average annual income per capita in Poznań is twice bigger than the national average, which is visibly reflected in the level of consumption and demand for goods and services; eg the index of private cars per 1,000 inhabitants stands at 260 and is one of the highest in the country.

The economic areas of greatest dynamic growth are electric machinery construction, telecommunication, chemical industry and food processing industry.

Due to the development of market economy and the privatizing process many Poznań enterprises offer excess productive capacities and in September 1992 the unemployment figure stood at just 5.6% (with the national average of 13.6%). Out of the total number of Poznań population 265,900 are professionally active.

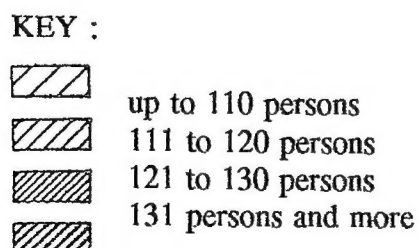
The Poznań International Fair, an event of a 70-years-long tradition, is of primary importance for the economy of the city. The present programme of the PIF covers varied specialized events, multibranch fairs, salons, exchange markets and sales, and brings together over 13,500 exhibitors (including 4,958 from abroad) and close to 830,000 visitors at the exhibition area of over 566,000 square metres. The most important of the events is the International Poznań Fair held in June; in 1992, eg there participated 4,011 exhibitors from 25 countries and the Fair grounds were visited by 150,000 people.

With the traditions of the city in mind, the inhabitants of the trade capital of the country suffer keenly from the lack of big commercial centres of the supermarket type, of world standard and equipped with full technical base. (The state of the trading base in Poznań is discussed more fully in Chap.IV of the present report).

II. THE TRADE NETWORK IN POLAND IN 1991

At the end of 1991 the number of shops in Poland stood at 311,000, with a decided majority of small ones employing 1-2 persons on the average and with small trading premises not exceeding 30 square metres.

NUMBER OF POPULATION IN POLAND PER ONE SHOP
(figures as on 31.12.1991)



The ratio of large shops with shopping premises above 400 square metres is insignificant. Their number does not exceed 2.000 and they predominantly belong to large state and cooperative units.

An apt illustration of the privatizing processes in Poland is the ca 97% participation of the private sector in the trade network in Poland towards the end of 1991. In terms of retail floorspace (gross) the participation was smaller and stood at ca 95%.

In the first year of privatizing the retail trade (1989), the interest in running private non-food shops was more intense. Starting with 1990 these tendencies began to wane perceptibly. The main contributive factors were the dynamic development of foodstuffs import and the policy of territorial self-governments which conditioned privatizing of food stores on the continued sale of foodstuffs.

In 1991 already the network of food stores made ca 37%, of food/industrial goods stores - ca 19%, and the network of non-food shops made 44%.

Quantitatively developed, yet meagre and scattered, network of retail trade combined with small competition between producers and retailers influences the growth of trade brokerage and wholesale trade.

III. STRUCTURE OF RETAIL SALES IN 1991

The value of retail sale in 1991 was ca 457 bln zlotys, out of which ca 42% was realized in food stores, 15% in food/industrial stores, and 43% in the remaining non-food shops.

The sale of alcoholic beverages and of meat and meat products was ca 50% of the realized value of retail food trade, that of bakery and confectionery products was ca 13%, of fruit and vegetables ca 5%, of fish and their products ca 4%.

Among non-food products predominate articles for interior decoration, and furnishing of private flats and other premises such as offices, shops, etc.

The participation of household appurtenances made ca 13% of retail non-food sale; similarly the sale of radio and television sets and of furniture and electric lighting articles covered 11% each.

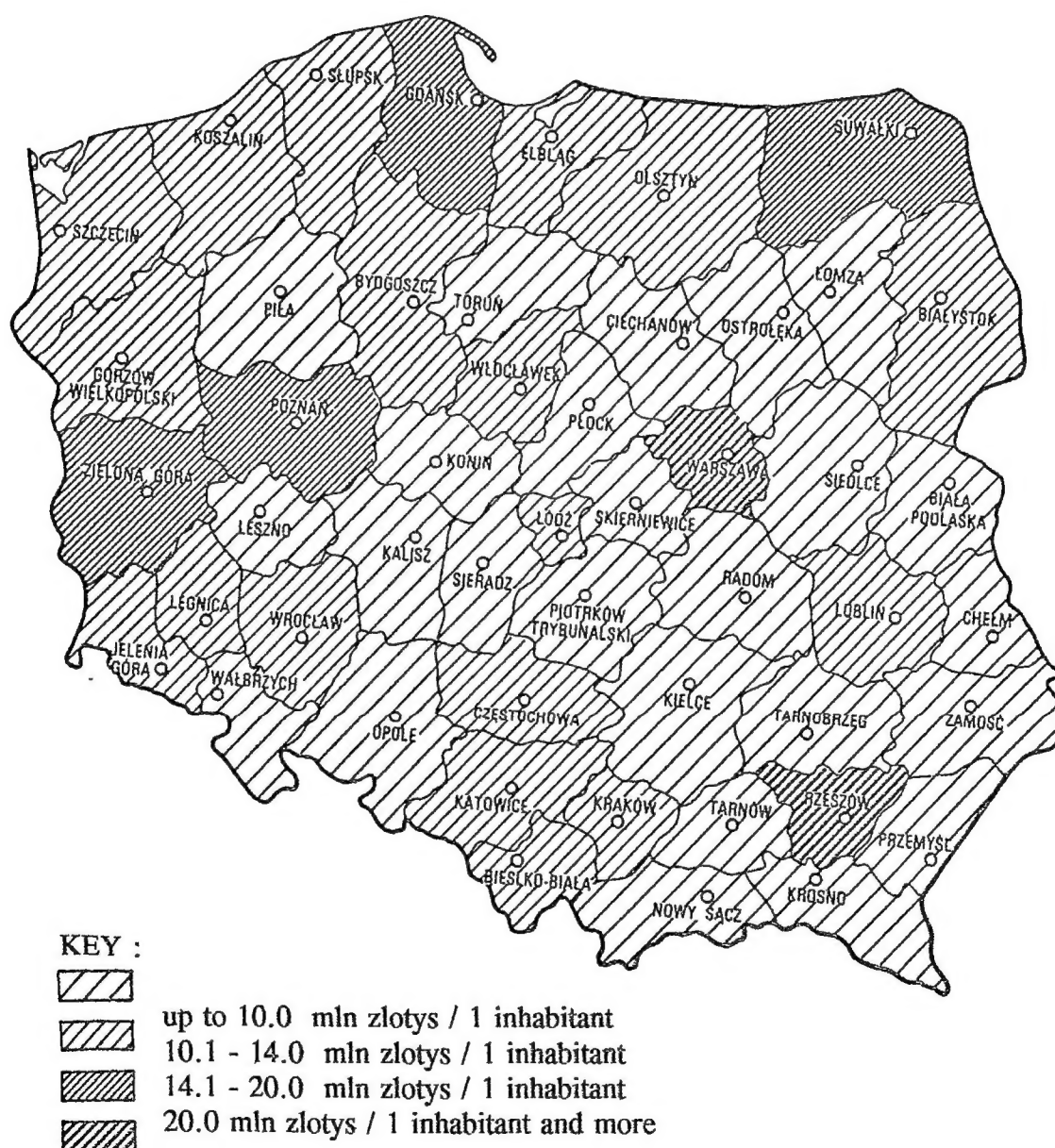
The second group comprises dress articles, including clothes (11%), shoes (7%), and textile products (7%).

The sale of cosmetics and toilet articles, and of newspapers and books stands at roughly similar level (6% participation ratio respectively).

The structure of the sold goods varies visibly depending on the size of the unit offering trading services. It has been observed that the sale of industrial goods and alcoholic beverages predominates in big centres (this being caused by granting off-license), while in small units the sale of food decidedly prevails.

Following such shaping of the network structure, with small units predominating, is the latter's high participation in the realized retail trade (ca 46%). In spite of the small share of big units in the total number of trading units, their participation in effected sale is as high as 37%.

RETAIL SALE PER 1 INHABITANT IN 1991



The total value of the retail sale in Poland (in trading units employing over 20 people) in 1991 reached 164,285 bln zlotys ie ca 12 bln USD.

It is worth mentioning that in the voivodship classification of sale volume the Poznań voivodship came third (after the voivodships of Warszawa and Katowice) and the value of retail sale in 1991 was 8,501 bln zlotys, ie ca 630 mln USD.

Drawing on the examples of several better industrialized voivodships, the following table presents the structure of the retail sale of goods in 1991 in trading units employing over 20 persons:

**STRUCTURE OF RETAIL SALES OF GOODS IN TRADING UNITS
(over 20 people employed)**

VOIVODSHIP	total	food	alcoholic beverages	nonfood goods	
				consumer	nonconsum- mer
	on percentage basis				
WARSZAWA	100.0	21.8	12.6	58.6	7.0
GDAŃSK	100.0	26.1	12.8	52.9	8.2
JELENIA GÓRA	100.0	47.0	21.4	23.9	7.7
KATOWICE	100.0	36.3	17.9	28.0	17.8
KRAKÓW	100.0	26.2	11.2	48.3	14.3
OPOLE	100.0	30.7	16.3	27.6	25.4
POZNAŃ	100.0	20.9	8.8	63.8	6.5
SZCZECIN	100.0	36.5	15.1	37.2	11.2
WROCŁAW	100.0	23.9	9.7	60.3	6.1
ZIELONA GÓRA	100.0	26.4	12.9	54.5	6.2

IV. TRADING BASE IN POZNAŃ

At the turn of 1991/1992 the conditions of trade in Poznań were characterized by the following features:

- continuation of privatizing changes of whole trade enterprises,
- further growth of the number of shops (mainly through adaptation of basement premises or even living space; creation of trade passages),
- institution of markets of over 1000 square metres in area by vigorous trading firms,
- frequent changes in shop ownership,
- increase in the number of single-line shops,
- increase in the number of shops open till 9 p.m. or round the clock,
- growth of interest in goods produced domestically.

The below comprehensive analysis of trading units in Poznań and their floorspace presents the process of development of the trade infrastructure in Poznań (1991/92)

RETAIL TRADE UNITS IN POZNAŃ (cumulative contrastive analysis)

No	Specification	Size unit	Figures as on :		
			31.12.90	31.12.91	30.06.92
I	Total number of retail trade units specifically in:	shop, kiosk			
	- nationalized trade		4,770	5,410	5,978
	- private trade		1,389	810	778
II	Total area of retail trade units specifically in:	square metres	3,381	4,600	5,200
	- nationalized trade		326,994	335,695	375,115
	- private trade		176,994	105,695	95,115
			150,000	230,000	280,000

Despite a vigorous development of trade, Poznań still lacks large commercial centres and retail warehouses of an European standard.

The following list of biggest food stores and superstores in Poznań shows clearly that just 2 cover a total area of nearly 3,000 square metres, and the area of only 14 shops narrowly exceed 1,000 square metres.

**LIST OF SUPERSTORES
AND LARGE FOOD STORES IN POZNAN**
(as on 30.06.1992)

No	SHOP NAME, ADDRESS	Total area (sq. metres)
1.	"MEGASAM", Osiedle Wichrowe Wzgórze	3,007
2.	"MEGASAM", Osiedle Kosmonautów	2,940
3.	"PERTUS", ul. Lechicka 100	1,500
4.	"TORG-MARKT", ul. Gronowa 22	1,480
5.	"GAMMA", Osiedle Piastowskie 101	1,320
6.	"SAM", Osiedle Rzeczpospolitej 43	1,290
7.	"CZWORKA", Osiedle Czecha	1,128
8.	"PSS 587", Osiedle Bolesława Chrobrego	1,196
9.	"U HALINY", Osiedle Jana III Sobieskiego	1,158
10.	"PIAST", Osiedle Przyjaźni 13/18	1,141
11.	"ELISSA", Osiedle Przyjaźni 125a	1,114
12.	"MILLENIUM", Osiedle Tysiąclecia 30	1,100
13.	"KASIA", ul. 27 Grudnia 13	1,055
14.	"PROTEK", Osiedle Powstań Narodowych 33	1,030
15.	"DELTA", Osiedle Piastowskie 58	1,030
16.	"POZPERITO", ul. Karpia 2	1,000
17.	"DOLOWIT", Osiedle Armii Krajowej 101	992
18.	"ROMA", Osiedle Bolesława Śmiałego	924
19.	"POZPERITO", Osiedle Rusa 58	900
20.	"CZWORKA", Osiedle Bohaterów II Wojny Światowej	894
21.	"MASS", Osiedle Lecha 121	867
22.	"AGROCO", Osiedle Jagiellońskie 14	860
23.	"RIVAL", ul. Sokoła 22	850
24.	"SAM", ul. Mylna 48	839
25.	"SAM", ul. Słowiańska/Ozimina	838

No	SHOP NAME, ADDRESS	Total area (sq. metres)
26.	"SAM", Osiedle Jagiellońskie 52	833
27.	"KACIK", ul. Kącik 5	832
28.	"OH 11", Rynek Wschodni	830
29.	"BETA", Osiedle Piastowskie	782
30.	"JOWISZ", ul. Traugutta	786
31.	"CZWORKA", Osiedle Bolesława Chrobrego 15	778
32.	"PHS", Osiedle Orła Białego 14a	718
33.	"RIVAL", Osiedle Piastowskie 22	700

The absence of large shopping centres is particularly distressing for inhabitants of big housing districts with a very high population density.

The following table presents (on the example of one of larger housing estates Piątkowo-Naramowice, with ca 52,000 inhabitants) a listing of areas developed for trade, handicraft and services:

Estate area: ca 800 ha

Shop premises in residential houses:

- a) in basements: 10,175 m² floorspace
- b) on ground floors: 4,727 m² floorspace
- c) in dwellings: 3,295 m² floorspace

Free-standing pavilions: 15,535 m² floorspace

V. PROPOSALS FOR LOCALIZATION OF LARGE COMMERCIAL CENTRES

The proposals and conditions of localizing large trade centres in Poznań have been drawn up by the Municipal Town Planning Office.

The list covers only a part of potential localizations of new trade centres in Poznań. The plots chosen are the most attractive ones and at the same time offer the possibility of defining the building-up conditions (despite the absence of much planning documentation).

The localizations do not deplete the territorial reserves essential for the future town development, nor do they extend over areas of unspecified design (in view of the new Master Plan of Poznań - now in preparation).

Plots for small shops are not included in the list, since their developmental, commuting and technical requirements do not match those of supermarkets and big shopping centres.

In Poznań there are numerous freely available building lots and tenement houses which can be successfully used for small trading situated in basements and ground floors of buildings.

The scope of information for each of the proposed localizations and the graphic layout of the album has been based on the designs worked out in several towns of western Europe, and in Hannover (Germany) in particular.

Comments:

- Section "Investment Features" (pt III - Development) includes only preliminary, very general information. Particular developmental conditions for individual cases shall be defined by the Municipal Town Planning Office separately, depending on the planned investment.

- Construction of trade buildings on the suggested plots is **just one of the possible ways of exploitation**. The plans of town development will not rigidly lay down detailed assignments for particular plots. Consequently, alternative ways of exploitation have been provided for each of the localizations given. In many cases combination of functions is possible.

A LISTING OF THE SUGGESTED LOCALIZATIONS OF TRADE CENTRES

Loc no	Locality	Area (ha)	Property	Present form of exploitation	Alternative development
1.	Smochowice	2,16	Private	cultivated land; waste land	Hotel, motel, services
2.	Ogrody	1,20	State Tr.	waste land	-
3.	Podolany	3,00	State Tr.	waste land	nondefined
4.	Piątkowo	1,25	State Tr.	waste land; parking	Services, constr. dev., a market
5.	Piątkowo	6,20	State Tr. & Private	green areas, residential housing	Educational services
6.	Piątkowo	1,60	State Tr. & Private	waste land	Services
7.	Górczyn	0,80	Private	waste land	Services
8.	Dębiec	1,43	Private	waste land; orchard	Industrial development
9.	Sołacz	1,60	State Tr.	allotment gardens	Scientific services
10.	Winogrody	2,00	Municipal	green square	Service Centre
11.	Winogrody	0,64	State Tr.	waste land	Services
12.	Górczyn.	2,50	State Tr.	playing field; waste land	Big Service Centre
13.	Główna	4,80	State Tr. & Private	waste land	Green areas
14.	Chartowo	8,32	State Tr. & Private	waste land	Service Centre
15.	Starołęka	1,00	Private	cultiv. land, garden	Services
16.	Szczepankowo	1,40	Private	waste land	Services, flats
17.	Zegrze	2,25	State Tr.	waste land	Petrol station, Services
18.	Rataje	6,00	State Tr.	waste land	service centre, hotel
19.	Junikowo	1,00	State Tr.	waste land	Industry, housing, green
20.	Pokrzywno	12,0	State, Priv. Church;	cultivated land; waste land	Industry; farming
21.	Golęcin	8,38	State Tr.	waste land	Services

VI. ADDITIONAL INFORMATION

More detailed information on the ways of development of particular sites, architectural and town planning directives, on the question of property and the conditions of infrastructure is to be sought at:

*** TOWN DEVELOPMENT AND ARCHITECTURAL CONDITIONS**

Urząd Miejski w Poznaniu, Wydział Urbanistyki, Architektury i Nadzoru Budowlanego
(Poznań City Hall; Department of Town Planning, Architecture and Construction Supervision)
Poznań, Plac Kolegiacki 17; phone : 52 05 34; 78 55 24

Miejska Pracownia Urbanistyczna
(Municipal Town Planning Office)
Urząd Miejski Pl.Kolegiacki 17; phone : 52 26 14

*** LEGAL STATUS OF THE SITES**

Zarząd Geodezji i Katastru Miejskiego "GEOPOZ"
("GEOPOZ" Municipal Land Register & Surveyor Office)
Poznań, ul.Gronowa 20; phone : 20 70 81 (exchange)

*** WATERPIPE AND SEWERAGE SYSTEMS**

Wojewódzkie Przedsiębiorstwo Wodociągów i Kanalizacji - Dział techniczny
(Provincial Water Supply and Sewage System Enterprise - Technical Department)
Poznań, ul.Wiśniowa 13; phone : 32 00 81 (exchange)

*** GAS SUPPLY SYSTEM**

Wielkopolski Okręgowy Zakład Gazownictwa - dział techniczny sieci
(Wielkopolska Regional Gas Supply Enterprise - Network Technical Department)
Poznań, ul.Grobla 15; phone : 77 25 11

*** ELECTRICAL ENERGY SYSTEM**

Zakład Energetyczny Poznań - Rejon Południe, - Wydział Dokumentacji i Rozwoju
(Electric Energy Enterprise - South; Dept. of Working Plans and Development -
Region "South" covers the districts of Nowe Miasto, Wilda, Łazarz, Grunwald)
Poznań, ul.Panny Marii 2; phone : 52 72 11

Zakład Energetyczny Poznań - Rejon Północ, - Wydział Dokumentacji i Rozwoju
(Electric Energy Enterprise - North; Dept. of Working Plans and Development -
Region "North" covers the districts of Winogrody, Podolany, Naramowice, Jeżyce, Piątkowo,
Kiekrz)

Poznań, ul.Strzeszyńska 58; phone : 53 10 11

* HEAT DISTRIBUTION NETWORK

Przedsiębiorstwo Energetyki Ciepłej
(Heat Supply Enterprise)

Poznań, ul.Bułgarska 65/87; phone : 67 12 63

* TELECOMMUNICATION NETWORK

Telekomunikacja Polska SA - Dyrekcja Okręgu
(Telecommunication, Poland, Inc. - Regional Authority)

Poznań, ul.Kościuszki 77; phone : 53 72 67

1. Zakład Telekomunikacji i Teletransmisji - Wydział Urządzeń Liniowych
(Radiocommunication and Teletransmission Enterprise - Linear Equipment Division)

Poznań, ul. 23 Lutego; phone : 52 84 40

2. Zakład Telekomunikacji (Poznań-Centrum)
(Telecommunication Enterprise Poznań - Centrum)

Poznań, ul.23 Lutego; phone : 52 06 66

3. Zakład Telekomunikacji (Poznań-Nowe Miasto)
(Telecommunication Enterprise Poznań-Nowe Miasto)

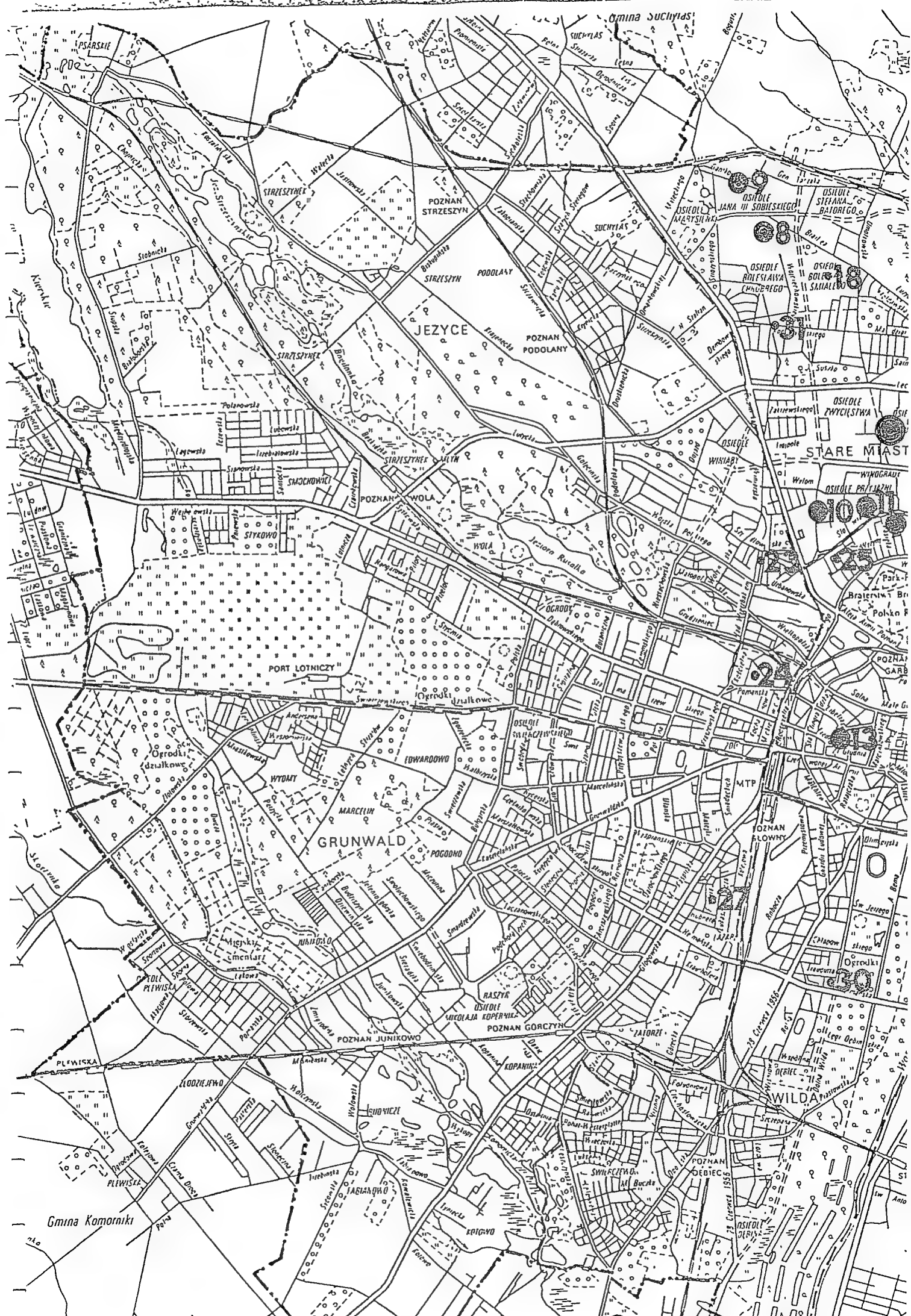
Poznań, ul.Bułgarska 55; phone : 69 82 40

* ACCESS ROADS

Wojewódzka Dyrekcja Dróg Miejskich
(Provincial Authority for Municipal Roads)

Poznań, ul.Wilczak 16; phone : 20 50 81

Poznań, October 1992



EXISTING SUPERSTORES AND LARGE FOODSTORES IN POZNAN

(after the list on pp.7-8)



KEY :

(total shop area)



- over 2000 m2



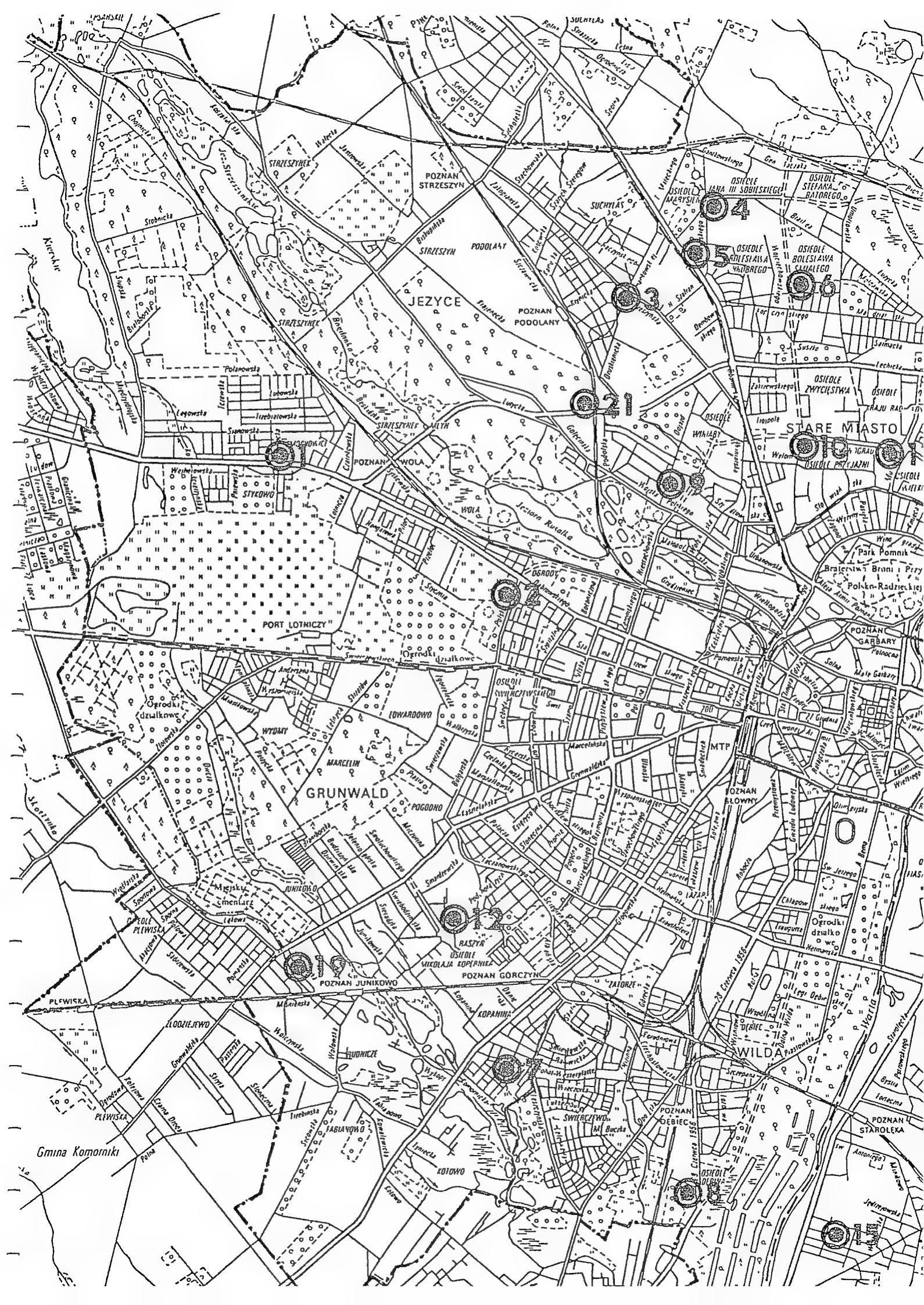
- 1000 to 2000 m2



- 700 to 1000 m2

Scale 1 : 50 000

Urząd Miejski w Poznaniu
Biuro Promocji Miasta
Pl. Kolegiacki 17
60-967 POZNAN
tel.(061) 52 19 47



PROPOSALS FOR LOCALIZATION OF COMMERCIAL CENTRES IN POZNAN

KEY :



proposed
localization

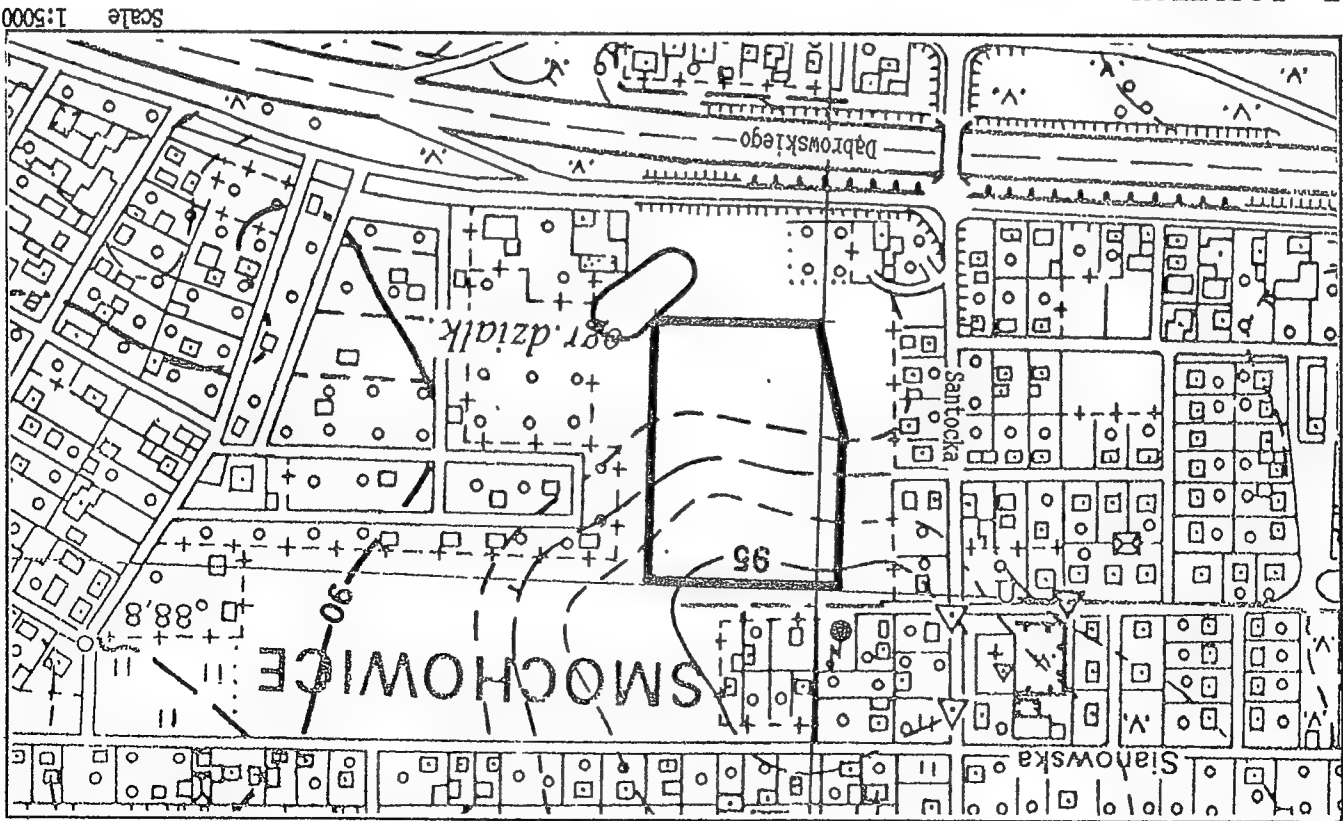
5

localization
number

Scale 1 : 50 000

Urząd Miejski w Poznaniu
Biuro Promocji Miasta
Pl. Kolegiacki 17
60-967 POZNAN
tel.(061) 52 19 47





DISTRICT / LOCALITY	JRZYCE / SMOCHOWICE
ADDRESS	Sianowska St

II. PLOT DESCRIPTION

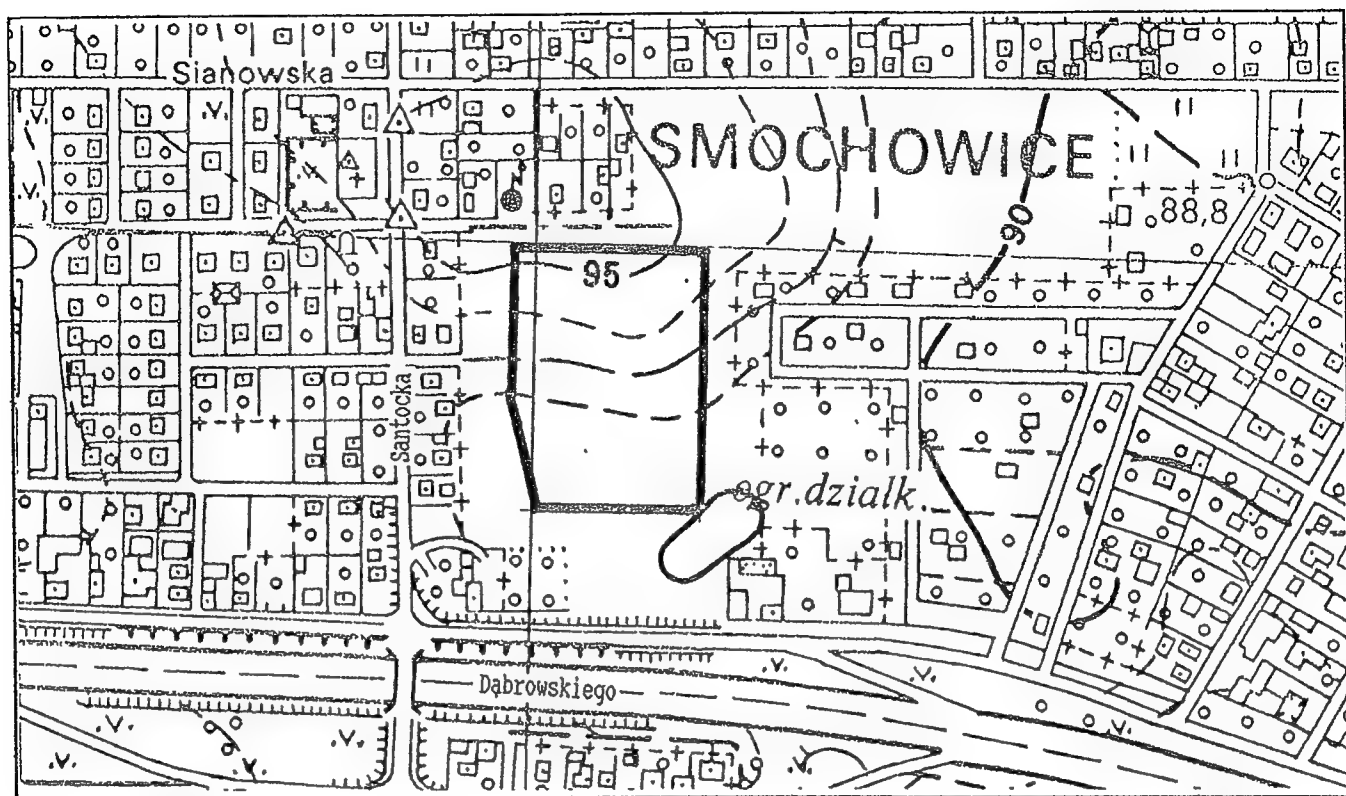
OWNERSHIP	Private
PRESENT USE	Cultivated fields, waste land
NEIGHBOURHOOD / VICINITY	Residential housing (detached houses), Aim: services, residential housing
ACCESS BY PRIVATE TRANSPORTATION	Access from Dąbrowskiego St by Santocka St and Sianowska St.
ACCESS BY PUBLIC TRANSPORTATION	6 bus lines in Dąbrowskiego St, 1 bus line in Santocka St connect the site with "Ogrody" tram terminus. Access to the centre by 5 tramway lines in Dąbrowskiego St.
INFRASTRUCTURE	Present networks allow connecting of: water (low pressure), electricity, gas. No sewage or central heating systems (sewage system under preparation).

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square meters gross, one-level or multilevel buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Construction of hotel (motel), other basic and municipal services.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 1



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	JERZYCE / Smochowice
ADDRESS	Sianowska St

II. PLOT DESCRIPTION

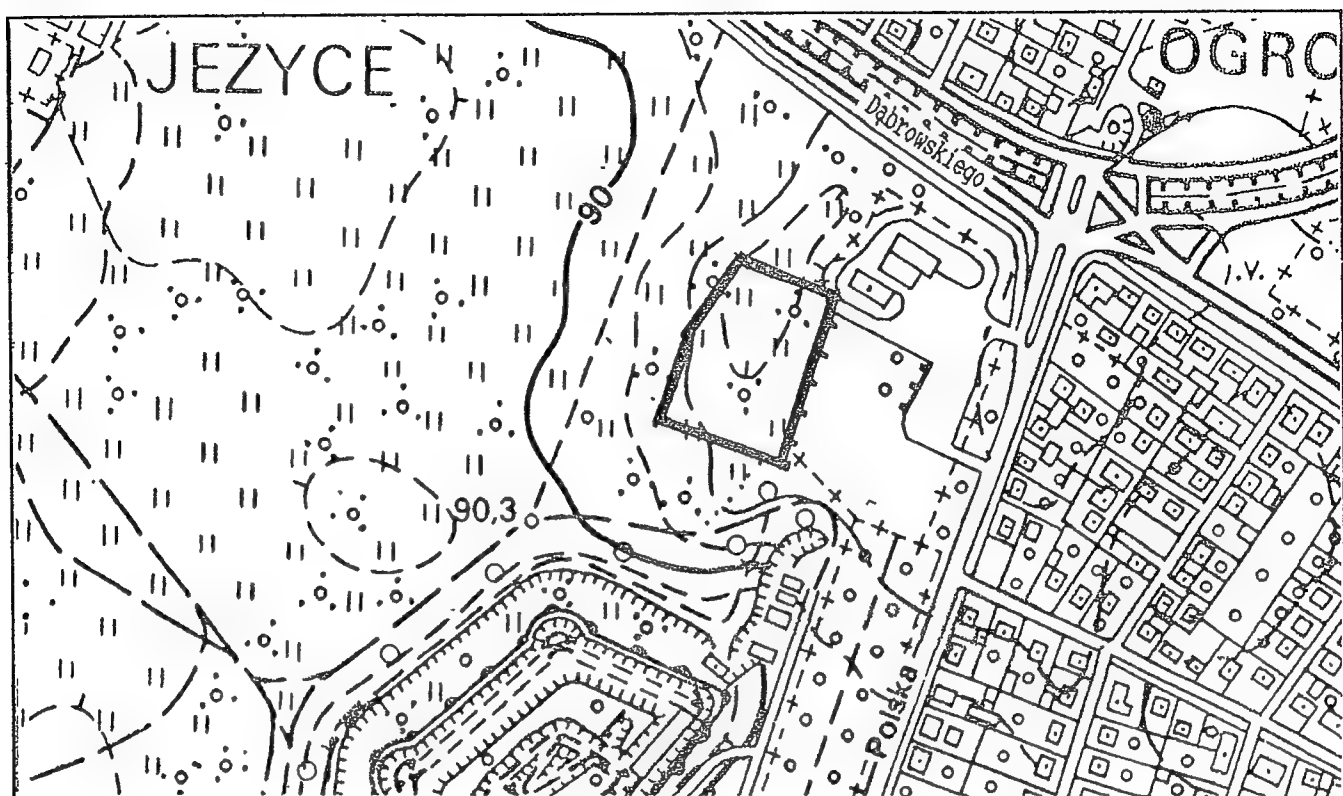
OWNERSHIP	Private	AREA : 2.16 ha
PRESENT USE	Cultivated fields, waste land	
NEIGHBOURHOOD / VICINITY	Residential housing (detached houses), Aim: services, residential housing	
ACCESS BY PRIVATE TRANSPORTATION	Acces from Dąbrowskiego St by Santocka St and Sianowska St.	
ACCESS BY PUBLIC TRANSPORTATION	6 bus lines in Dąbrowskiego St, 1 bus line in Santocka St connect the site with "Ogrody" tram terminus. Access to the centre by 5 tramway lines in Dąbrowskiego St.	
INFRASTRUCTURE	Present networks allow connecting of: water (low pressure), electricity, gas. No sewage or central heating systems (sewage system under preparation).	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square meters gross, one-level or multilevel buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Construction of hotel (motel), other basic and municipal services.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 2



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	JEZYCE / Ogrody
ADDRESS	5 Stycznia St

II. PLOT DESCRIPTION

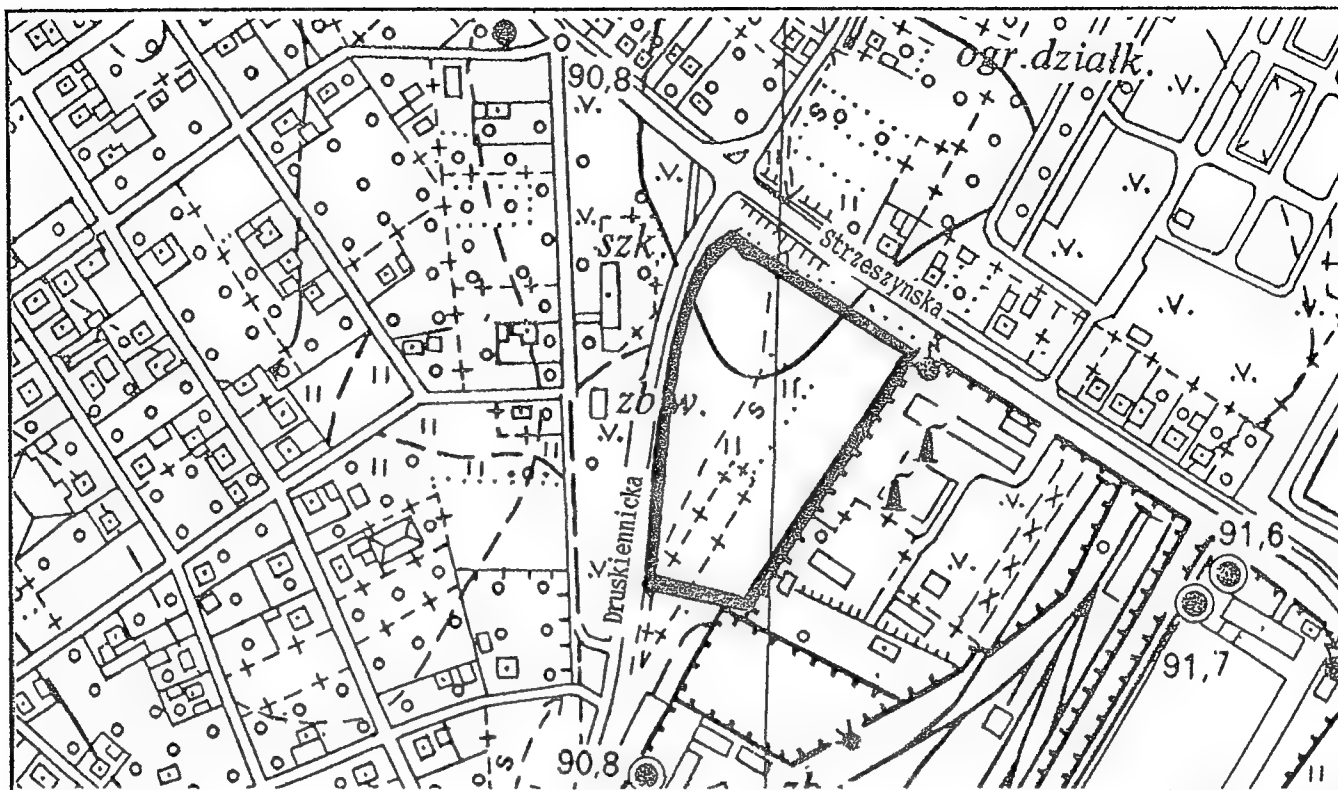
OWNERSHIP	State Treasury	AREA 1.2 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	Site adjacent to municipal bus depot, surrounded by green areas and residential housing. Intended: bus and tram terminus (change junction).	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Dabrowskiego St, Polska St and 5 Stycznia St	
ACCESS BY PUBLIC TRANSPORTATION	Existing bus lines:(6 in Dąbrowskiego St, 5 in Dąbrowskiego St and Nowina St) connect the site with "Ogrody" terminus . Intended: tram and bus terminus in Dąbrowskiego St and Polska St.	
INFRASTRUCTURE	Complete technical infrastructure except for central heating supply system (in preparation).	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 3



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	JEŻYCE / Podolany
ADDRESS	Strzeszyńska St, Druskiennicka St

II. PLOT DESCRIPTION

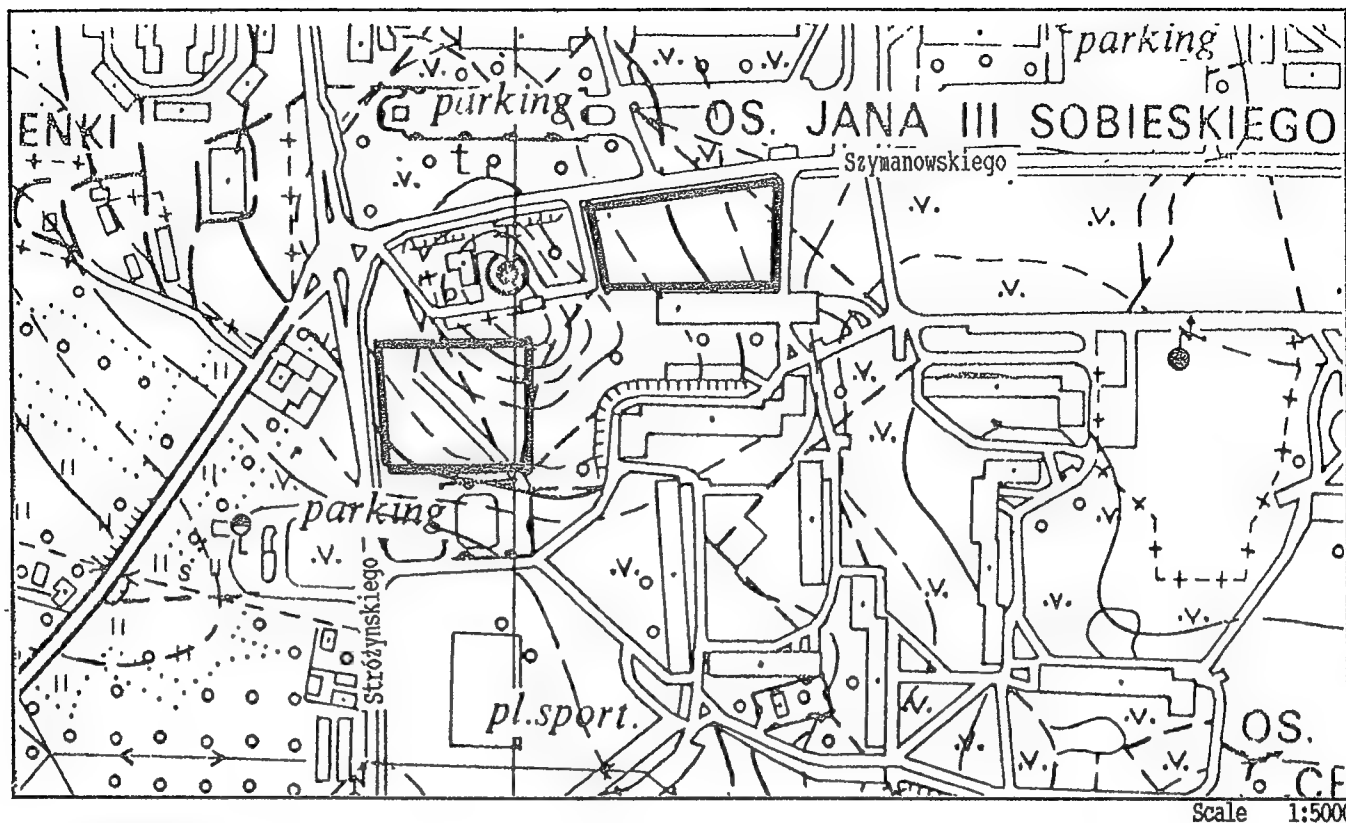
OWNERSHIP	State Treasury, part of land in hereditary tenure of Public Works Authority Board.	AREA 3.0 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	Warehousing district, industry, a nearby residential estate.	
ACCESS BY PRIVATE TRANSPORTATION	Access by Strzeszyńska St or Druskiennicka St.	
ACCESS BY PUBLIC TRANSPORTATION	3 bus lines in Strzeszyńska St and Druskiennicka St linking the site with the city centre.	
INFRASTRUCTURE	Complete technical infrastructure in existence.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings; intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Undefined (postulates for the local plan of Podolany - in preparation).
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 4



I. LOCATION

DISTRICT / LOCALITY	STARE MIASTO / Piątkowo
ADDRESS	Szymanowskiego St

II. PLOT DESCRIPTION

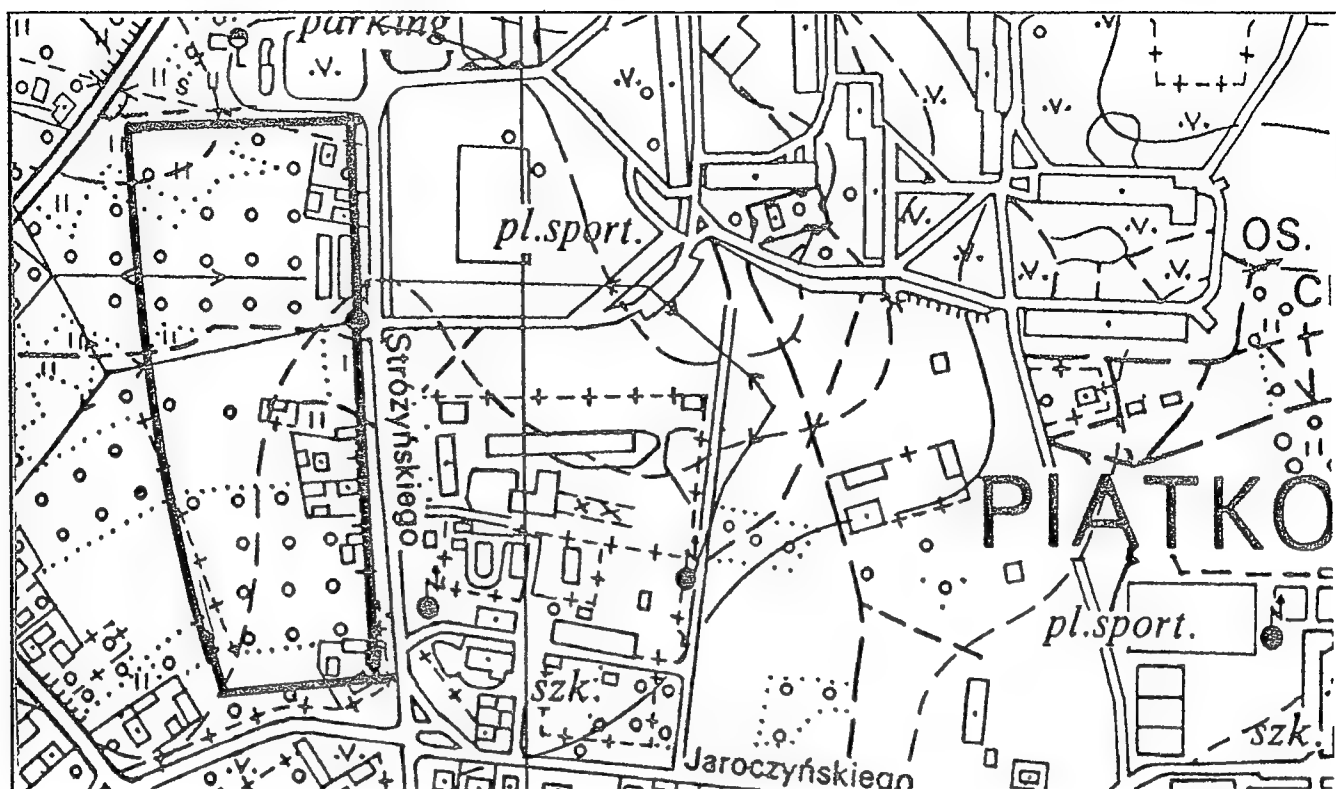
OWNERSHIP	State Treasury and hereditary tenure of Poznań Housing Development Cooperative.	AREA 1.05 and 1.25 ha
PRESENT USE	Waste land, estate car park.	
NEIGHBOURHOOD / VICINITY	High density housing estate ; radio tower.	
ACCESS BY PRIVATE TRANSPORTATION	By Stróżynskiego St and Szymanowskiego St.	
ACCESS BY PUBLIC TRANSPORTATION	6 bus lines linking the estate with city centre and other districts. Intended: Poznań Fast Tramway stop nearby.	
INFRASTRUCTURE	Complete technical infrastructure in existence .	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with the total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Construction of service centre, of apartment housing, market, green areas.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 5



Scale 1:5000

I. LOCATION

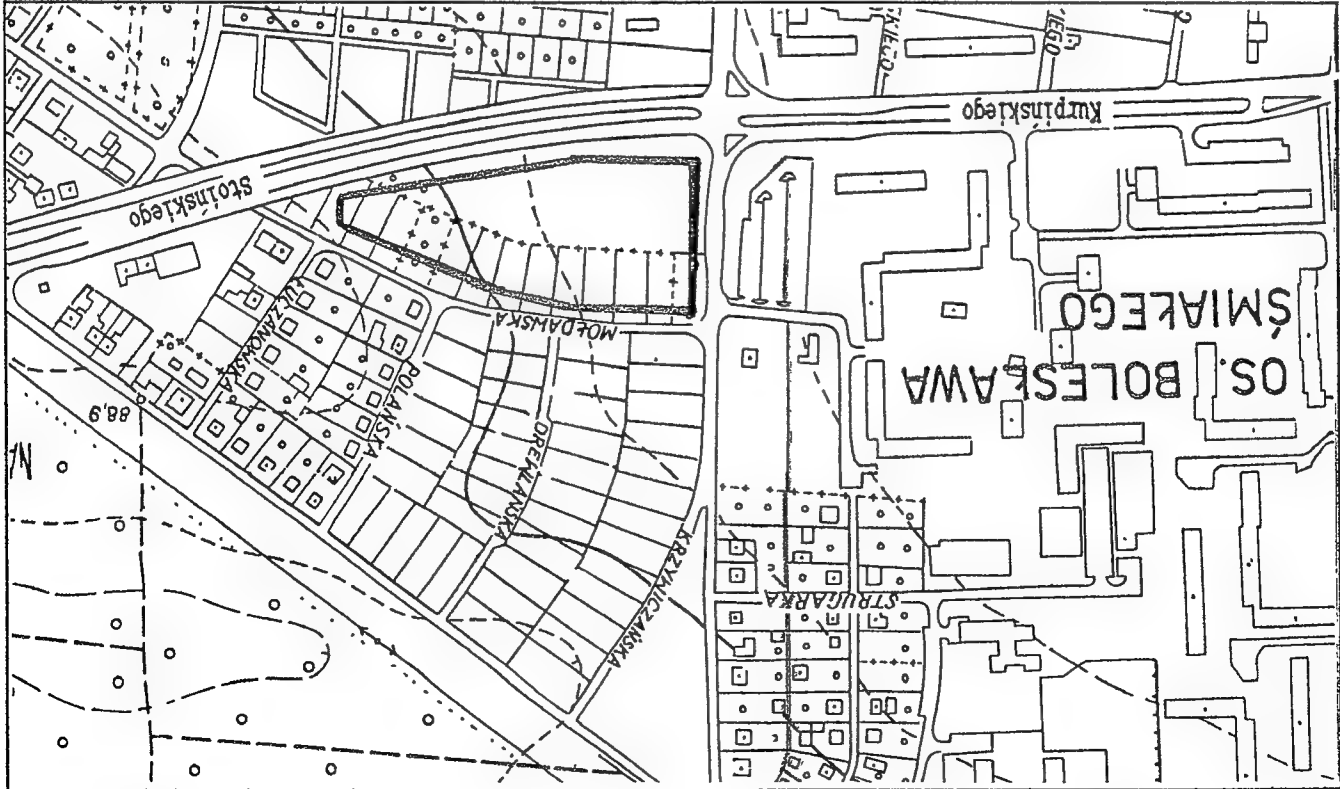
DISTRICT / LOCALITY	STARE MIASTO / Piątkowo
ADDRESS	Stróżynskiego St

II. PLOT DESCRIPTION

OWNERSHIP	State Treasury, private property	AREA 6.2 ha
PRESENT USE	Green areas, 2 old residential houses.	
NEIGHBOURHOOD / VICINITY	Residential housing, a housing estate of high population rate.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Piątkowska St and Stróżynskiego St.	
ACCESS BY PUBLIC TRANSPORTATION	6 bus lines in Stróżynskiego St and Obornicka St link the site with the city centre and other districts and estates. Intended: Poznań Fast Tramway stop nearby.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings, intended for retail trade and part-wholesale trade within a larger retail warehouse park.
OTHER POSSIBILITIES OF DEVELOPMENT	Educational services and institutions, green areas.
COMMENTS	Investment clashes with the 2 residences - necessity of evicting the tenants and pulling down the houses.



DISTRICT / LOCALITY	STARE MIASTO / Piłkowsko
ADDRESS	Kurpińskiego St

I.1. PLOT DESCRIPTION

OWNERSHIP	State Treasury, private property.	AREA	1.6 ha
PRESENT USE	Waste land		
NEIGHBOURHOOD / VICINITY	Residential housing, education, services, "Mazda" dealer (temporary location).		
ACCESS BY PRIVATE TRANSPORTATION	Access by: Umultowska St, Mołdawska-Kuzycka St, Kurpińskiego St. New commuting network planned.		
ACCESS BY PUBLIC TRANSPORTATION	4 bus lines in Umultowska St link the site with other districts.		
INFRASTRUCTURE	Technical infrastructure in Umultowska St.		

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Basic and general services.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 7



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	GRUNWALD / Górczyn.
ADDRESS	Ostatnia St.

II. PLOT DESCRIPTION

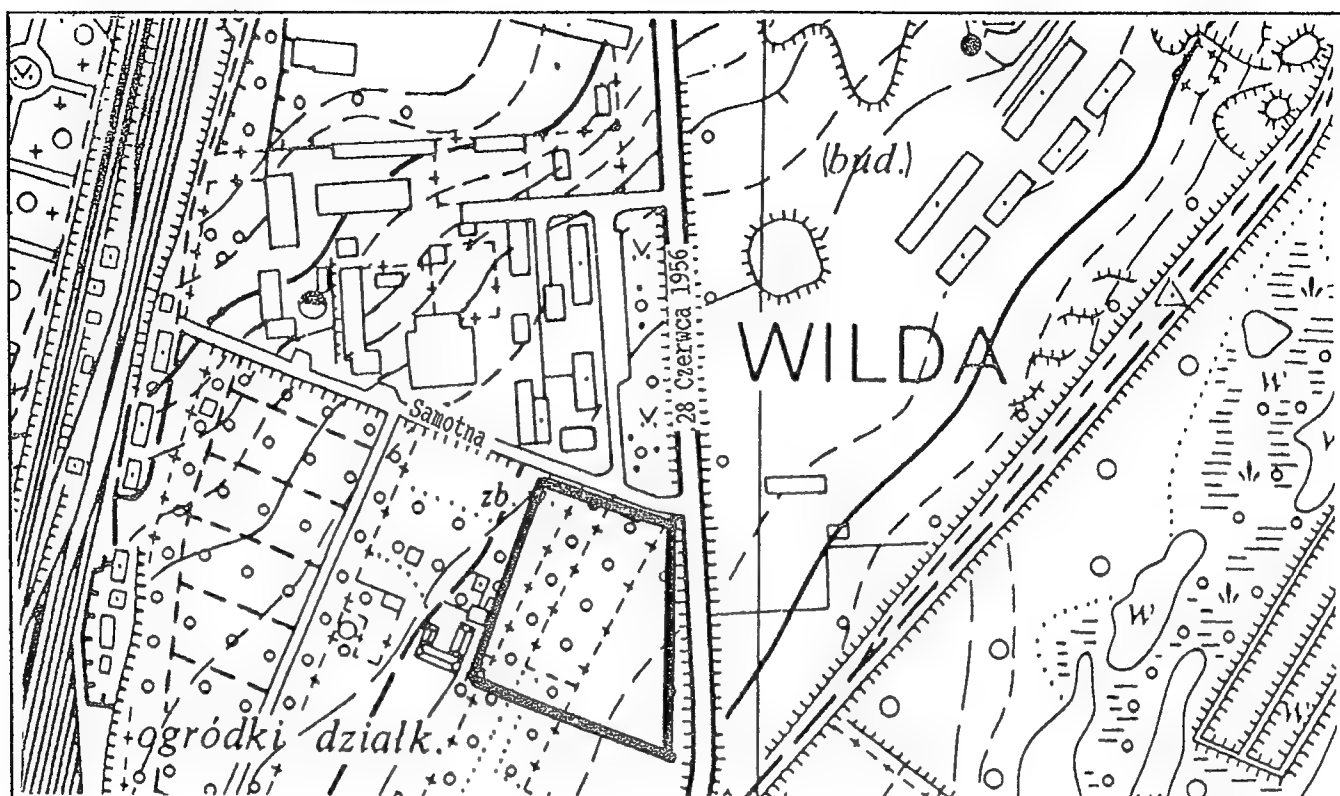
OWNERSHIP	Private	AREA 0.8 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	Low density housing (small residential houses estate).	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Głogowska St - Ostatnia St. NB: reconstruction of Głogowska St into a doublepath in nearest future.	
ACCESS BY PUBLIC TRANSPORTATION	4 bus lines in Głogowska St link the site with city centre, other districts and the tram terminus in Górczyn from where 5 tramway lines offer easy communication with the city centre.	
INFRASTRUCTURE	Existing infrastructure: water supply system, sanitary and storm water sewage system, gas network, electric energy and telecommunication network. No central heating supply system.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,000 - 2,000 square metres gross, one-level or multi-level buildings. Intended for retail and part-wholesale trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Basic services.
COMMENTS	Along Ostatnia St an expanse reserve for laying down a water main 1000 mm in diameter.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 8



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	WILDA / Dębica
ADDRESS	Samotna St

II. PLOT DESCRIPTION

OWNERSHIP	Private	AREA 1.43 ha
PRESENT USE	Waste land, garden and orchard.	
NEIGHBOURHOOD / VICINITY	High density housing estate, industry.	
ACCESS BY PRIVATE TRANSPORTATION	Access by 28 Czerwca 1956 St.	
ACCESS BY PUBLIC TRANSPORTATION	2 bus lines in 28 Czerwca 1956 St link the site with city centre.	
INFRASTRUCTURE	Existing infrastructure: water supply, sanitary and storm water sewage system, electric energy system, telecommunication network, gas supply and central heating network.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial Centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Industrial development.
COMMENTS	Completion of commuting network planned (extension to Dolna Wilda St).

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 9



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	JEŻYCE / Sołacz
ADDRESS	Dojazd St

II. PLOT DESCRIPTION

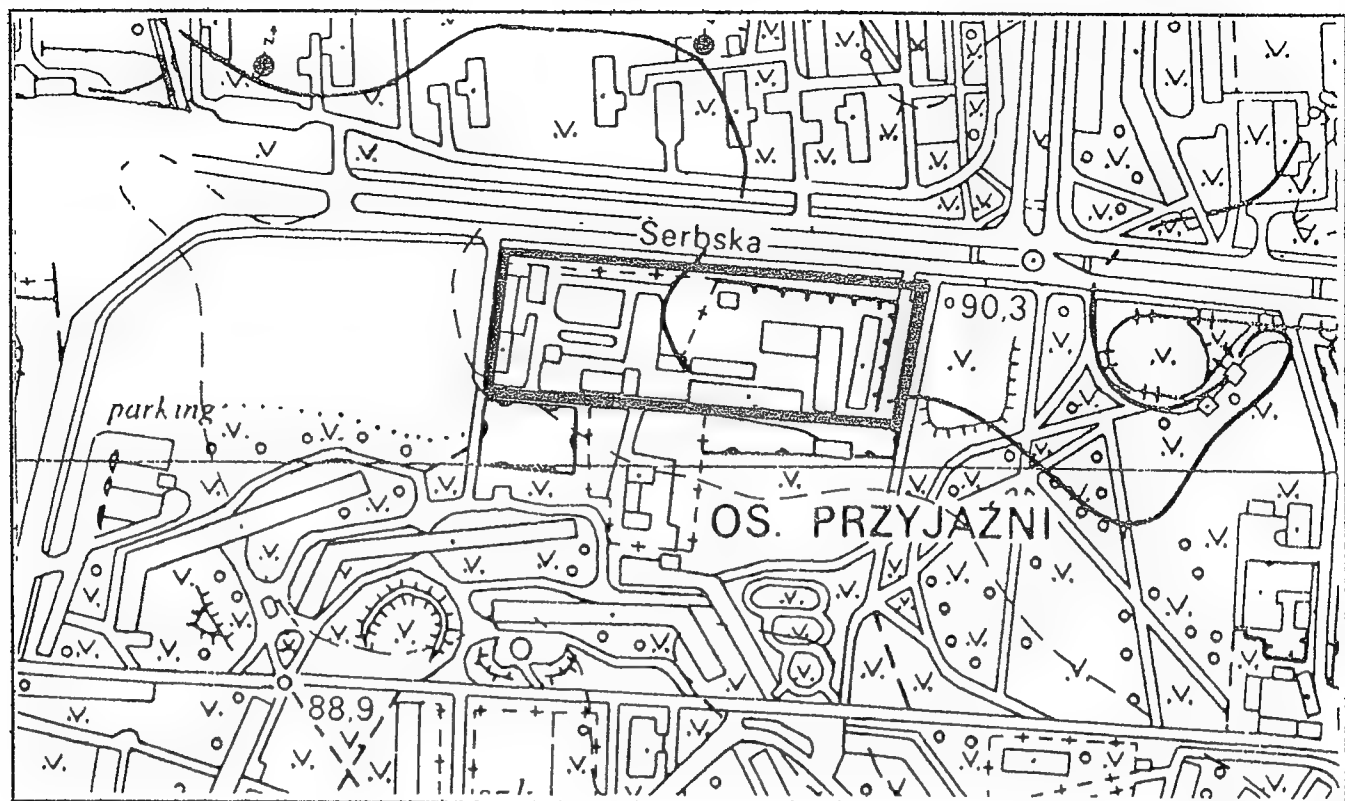
OWNERSHIP	State Treasury	AREA 1.6 ha
PRESENT USE	Temporary gardening plots of the Academy of Agriculture.	
NEIGHBOURHOOD / VICINITY	Temporary gardening plots, housing estate of high density.	
ACCESS BY PRIVATE TRANSPORTATION	At present: Wojska Polskiego St - Dojazd St, or Lutycka St - Dojazd St. Intended: Wojska Polskiego St-Dojazd St, or an extension of Serbska St-Dojazd St.	
ACCESS BY PUBLIC TRANSPORTATION	1 bus line in Dojazd St links the site with city centre and with other bus and tram lines.	
INFRASTRUCTURE	The existing systems allow connection of water supply, electric energy network, telephones and gas. No central heating supply system.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross; one-level or multi-level buildings. Intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Educational services and institutions (the area situated close to the Academy of Agriculture buildings complex).
COMMENTS	Removal of the existing (temporary) gardening plots necessary.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 10



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	STARE MIASTO / Winogrody - Osiedle Przyjaźni
ADDRESS	Serbska St

II. PLOT DESCRIPTION

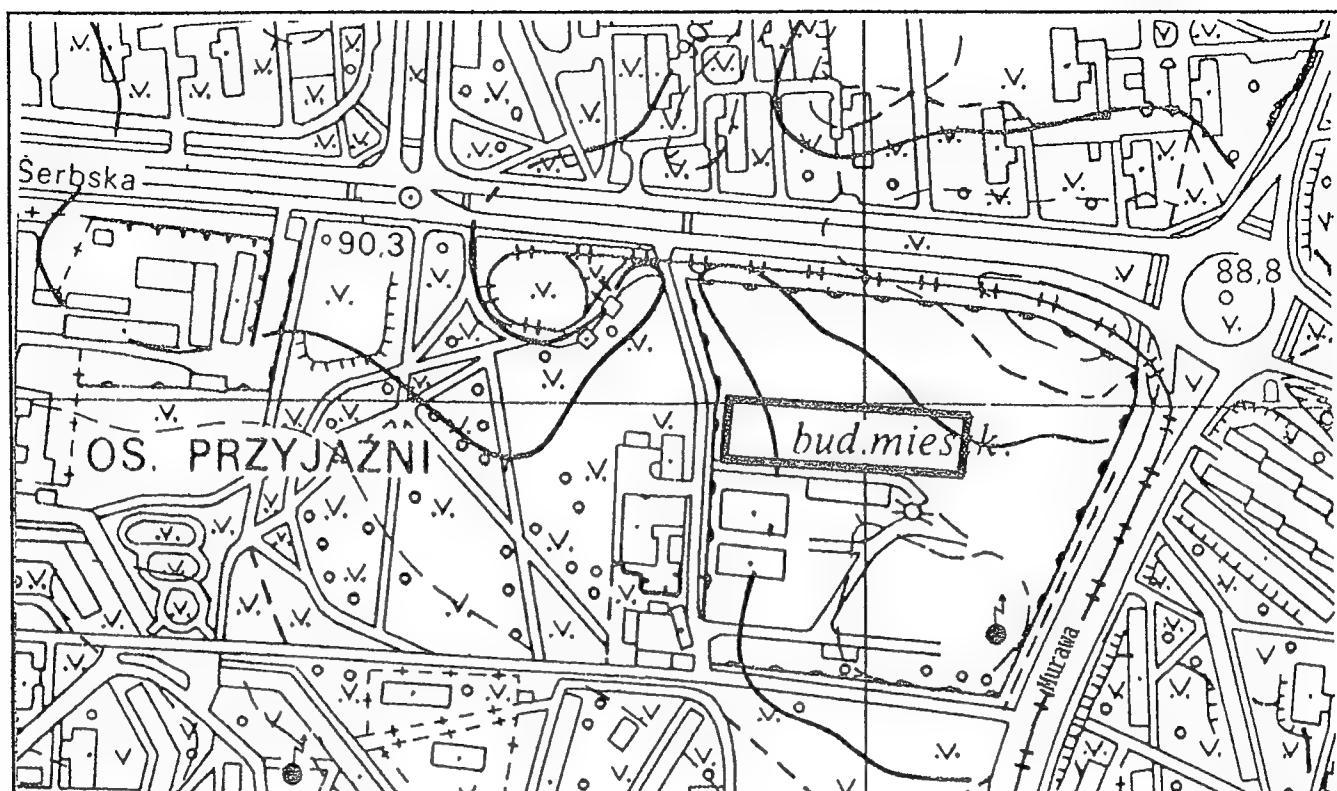
OWNERSHIP	The City of Poznań	AREA 2.0 ha
PRESENT USE	A green square, temporary building industry bases.	
NEIGHBOURHOOD / VICINITY	Multifamily building estate of high density, services (ESSO petrol station), island station roof of the Poznań Building Materials Head Office, a park anticipated.	
ACCESS BY PRIVATE TRANSPORTATION	Direct access by Serbska St.	
ACCESS BY PUBLIC TRANSPORTATION	3 tramway lines in Serbska St and 3 bus lines in Serbska St link the site with city centre and other districts. Intended: Poznań Fast Tramway stop nearby.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross, one-level or multi-level buildings. Intended for retail trade within a larger service centre.
OTHER POSSIBILITIES OF DEVELOPMENT	General services.
COMMENTS	Destruction of temporary investment necessary.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 11



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	STARE MIASTO / Winogrody - Osiedle Przyjaźni
ADDRESS	Serbska St - Murawa St

II. PLOT DESCRIPTION

OWNERSHIP	State Treasury, private owner.	AREA 0.64 ha
PRESENT USE	Waste land.	
NEIGHBOURHOOD / VICINITY	Multi-storey housing (big housing estate).	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Murawa - Serbska St	
ACCESS BY PUBLIC TRANSPORTATION	3 tramway lines and 2 bus lines link the site with city centre and other districts. In the vicinity important highways and communication junctions.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 3,000 - 10,000 square metres gross; multi-level buildings intended for retail trade;
OTHER POSSIBILITIES OF DEVELOPMENT	General services.
COMMENTS	Changes in the ways of developing and extending the area may be negotiated.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 12



I. LOCATION

DISTRICT / LOCALITY	GRUNWALD / Górczyn - Os. Kopernika
ADDRESS	Promienista St

II. PLOT DESCRIPTION

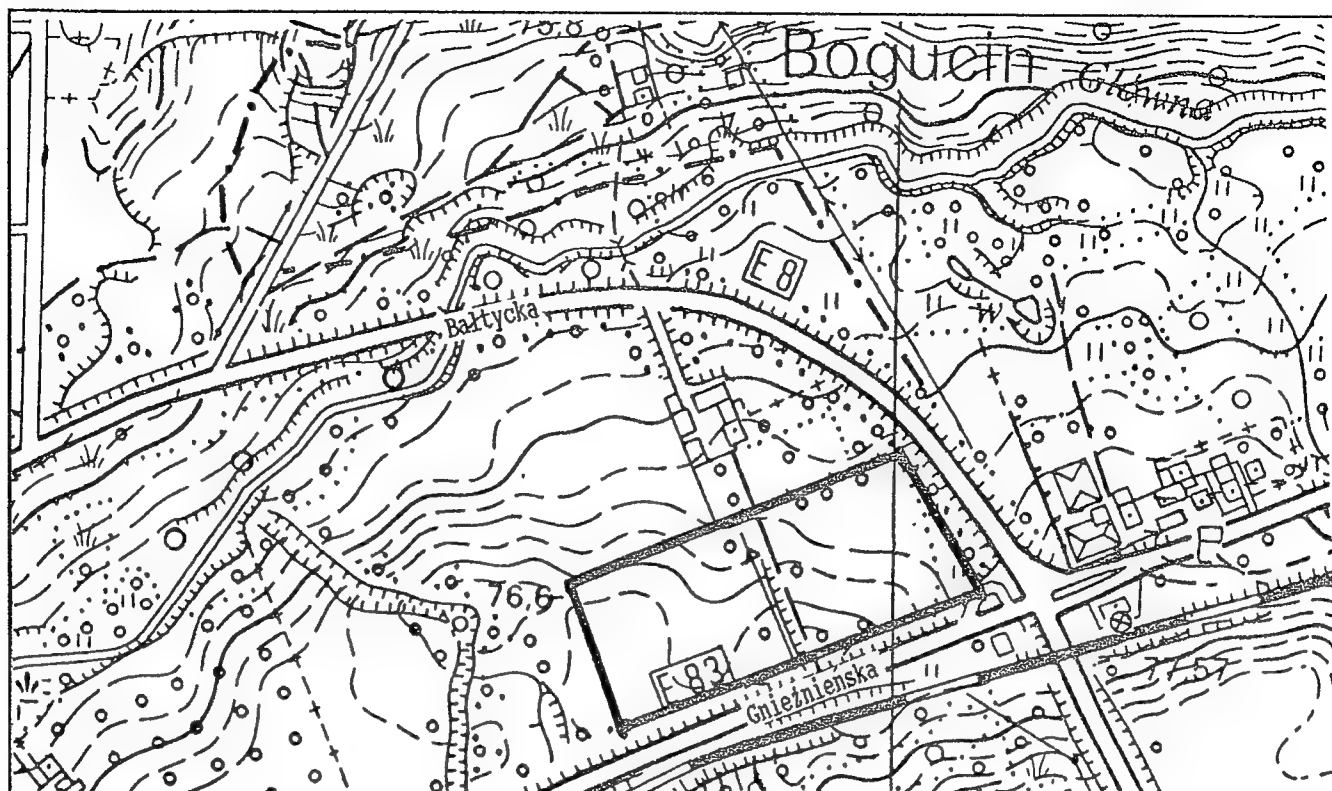
OWNERSHIP	State Treasury, hereditary tenure of the GRUNWALD Housing Cooperative.	AREA 2.5 ha
PRESENT USE	Waste land, estate playing field, local green areas.	
NEIGHBOURHOOD / VICINITY	Housing estate (high density housing), education and health services, church.	
ACCESS BY PRIVATE TRANSPORTATION	Access by Promienista St.	
ACCESS BY PUBLIC TRANSPORTATION	5 bus lines in Promienista St link the site with the city centre and other districts.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 3,000 - 10,000 square metres gross, multi-level buildings; intended for retail and part-wholesale trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Large service centre catering for several housing estates.
COMMENTS	A comprehensive planning conception of the centre required.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 13



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Główna - Bogucin
ADDRESS	Gnieźnińska St / Bałtycka St

II. PLOT DESCRIPTION

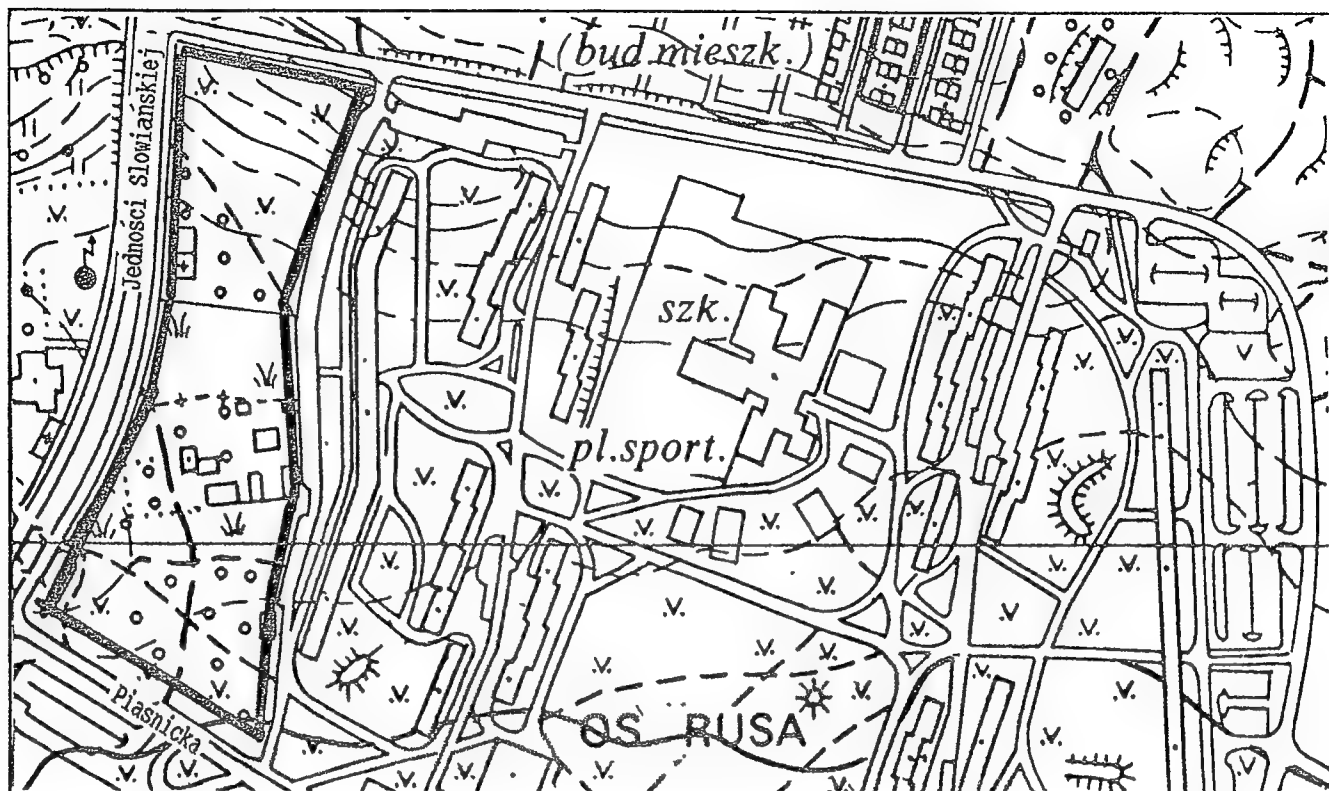
OWNERSHIP	State Treasury, private	AREA 4.8 ha
PRESENT USE	Waste land.	
NEIGHBOURHOOD / VICINITY	Green areas, cultivated fields, aboveground heating system pipes. City's main communication thoroughfares nearby - the out-highways to Warszawa and Gdansk.	
ACCESS BY PRIVATE TRANSPORTATION	Access by Gnieźnińska St and Bałtycka St.	
ACCESS BY PUBLIC TRANSPORTATION	3 bus lines in Gnieźnińska St link the site with Rondo Śródka, from where an easy access by many tram and bus lines to city centre and other districts.	
INFRASTRUCTURE	Existing infrastructure: electric energy and central heating system. No water supply system, sanitary and rain-water sewage system, no gas supply network.	

III. DEVELOPMENT

INVESTMENT FEATURES	Big commercial centre (total area of 3,000 - several thousand square metres gross); one-level or multi-level buildings. Intended for retail and part-wholesale trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Green areas.
COMMENTS	Development of the commuting network is planned nearby the localization site.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 14



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Chartowo - Osiedle Rusa
ADDRESS	Jedności Słowiańskiej St

II. PLOT DESCRIPTION

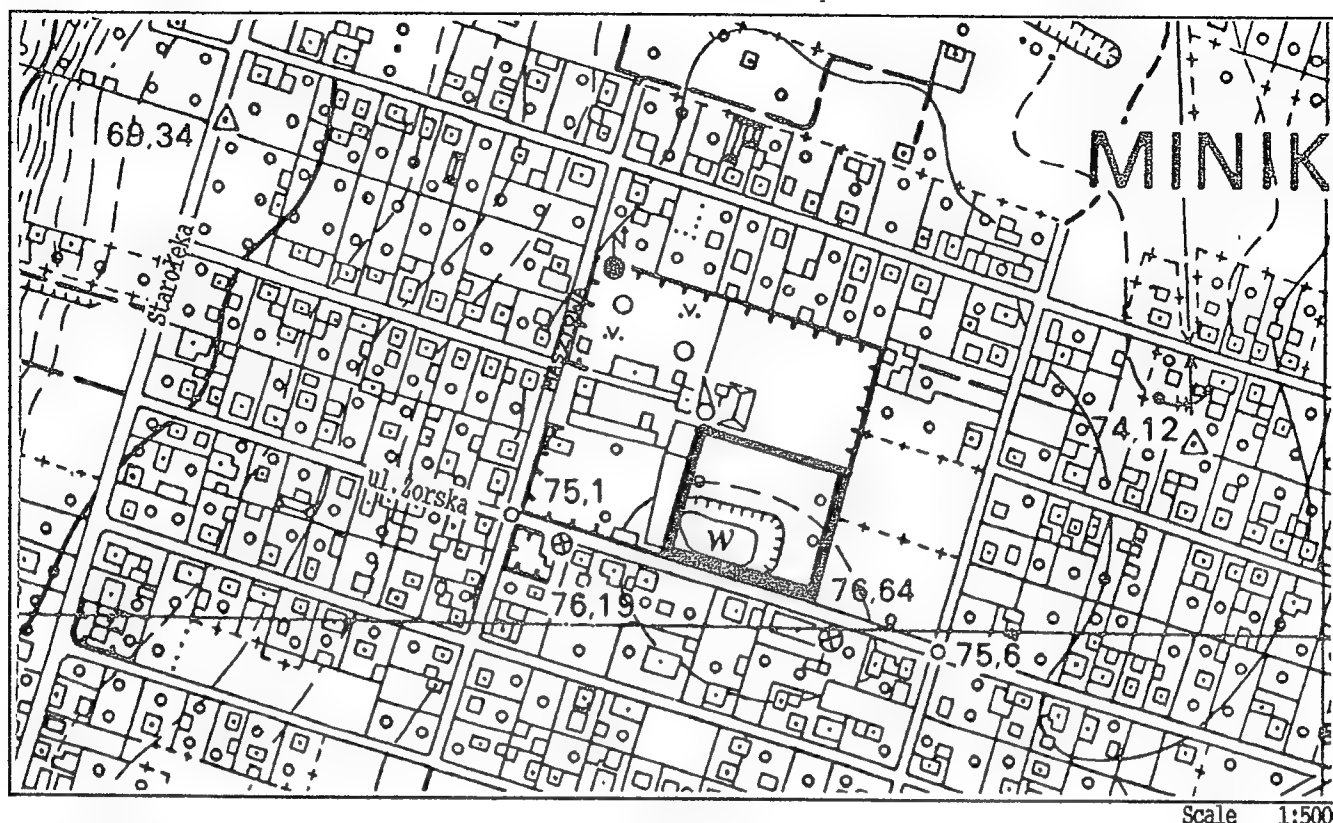
OWNERSHIP	State Treasury, private.	AREA 8.32 ha
PRESENT USE	Waste land.	
NEIGHBOURHOOD / VICINITY	Housing estate (high density housing).	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Jedności Słowiańskiej St and Piaśnicka St.	
ACCESS BY PUBLIC TRANSPORTATION	4 bus lines and 4 tramway lines link the site with city centre and other districts.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross; one-level or multi-level buildings. Intended for retail trade within a larger retail warehouse park.
OTHER POSSIBILITIES OF DEVELOPMENT	Basic and general services.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 15



I. LOCATION

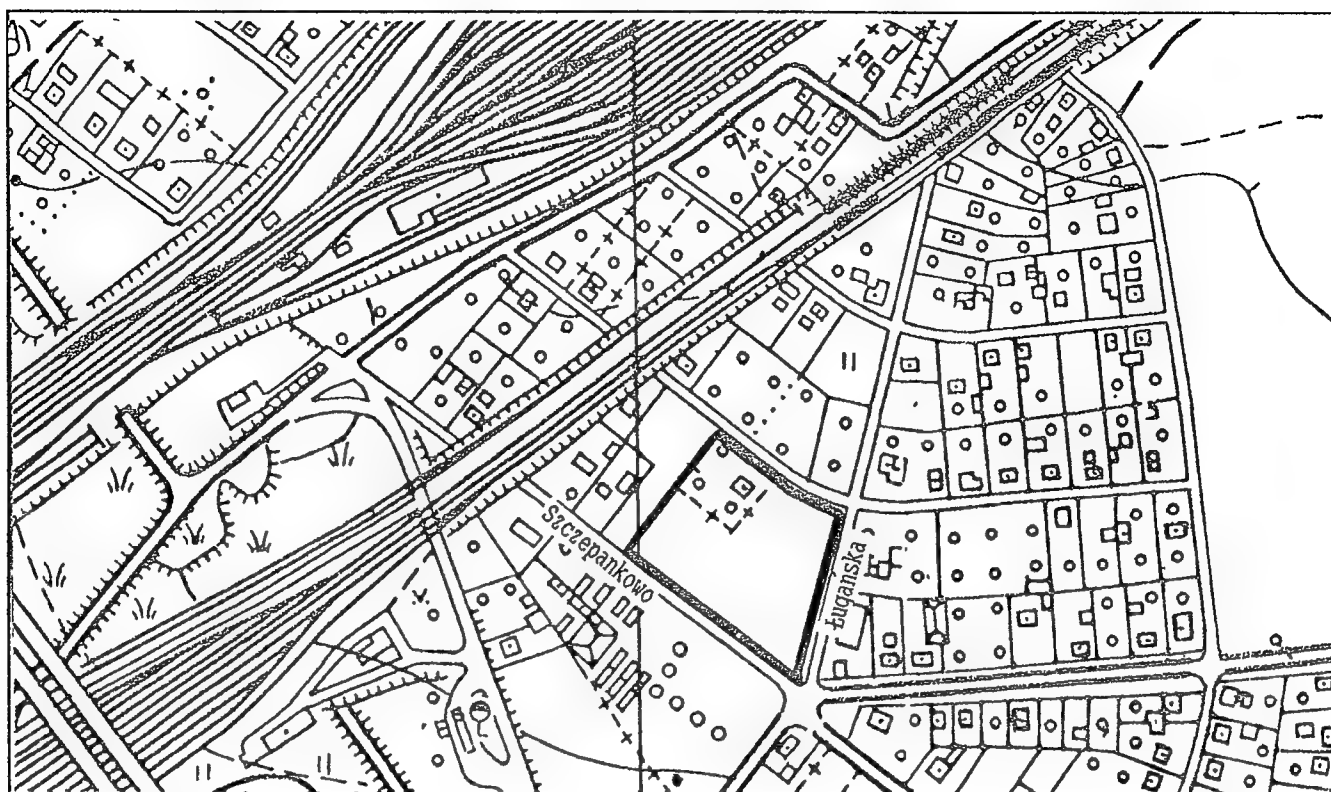
DISTRICT / LOCALITY	NOWE MIASTO / Starołęka - Minikowo
ADDRESS	Żorska St

II. PLOT DESCRIPTION

OWNERSHIP	Private	AREA 1.0 ha
PRESENT USE	Horticulture, field cultivation.	
NEIGHBOURHOOD / VICINITY	One-family housing, services.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Starołęcka St and Żorska St.	
ACCESS BY PUBLIC TRANSPORTATION	3 bus lines in Starołęcka St link the site with "Starołęka" tram terminus; from here an easy connection by 5 tram lines with city centre and other districts.	
INFRASTRUCTURE	Existing infrastructure: water supply, gas, electric energy systems and telecommunication network. No sanitary and rain-water sewage system, no central heating supply system.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,000 - 2,000 square metres gross; with one-level or two-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Basic services.
COMMENTS	



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Szczepankowo
ADDRESS	Szczepankowo St, Ługańska St

II. PLOT DESCRIPTION

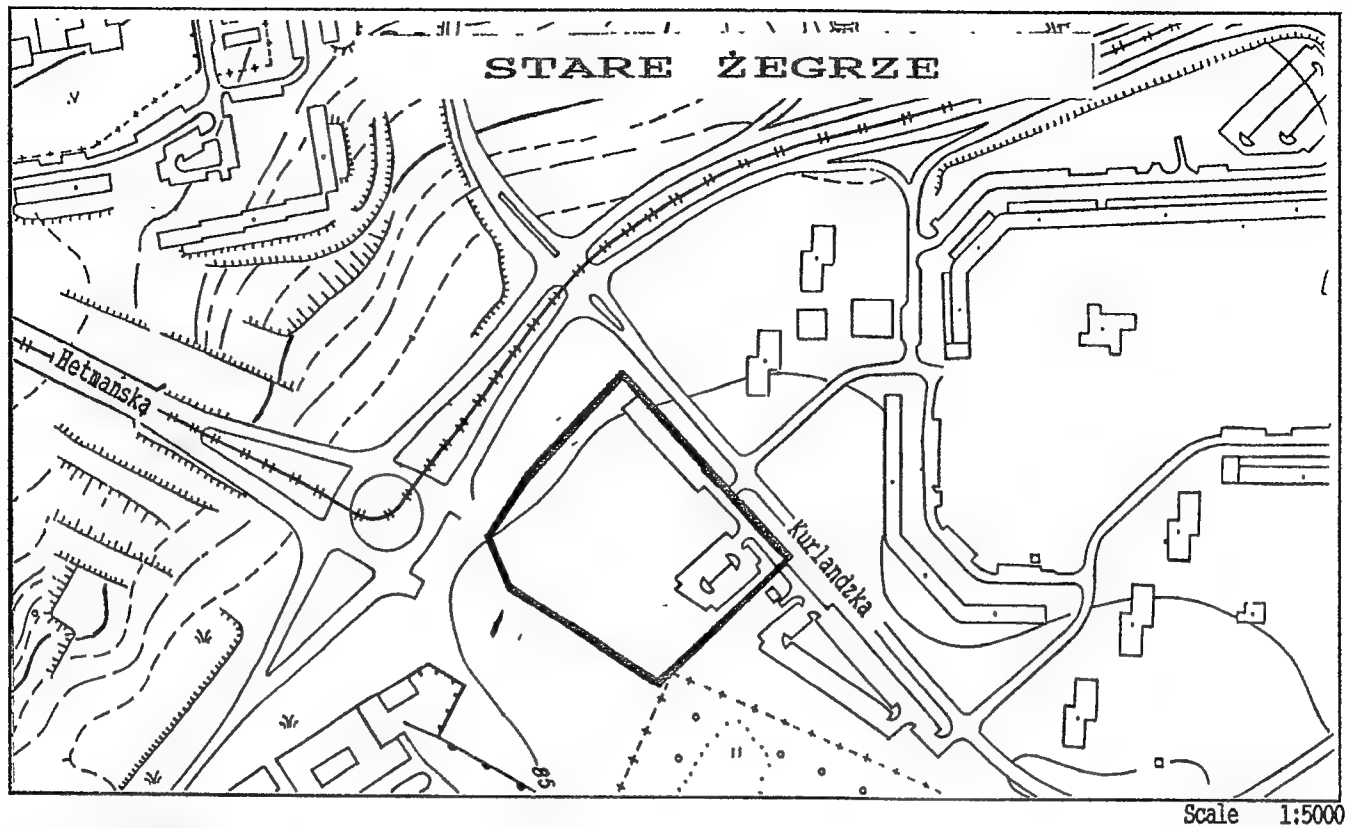
OWNERSHIP	Private	AREA 1.4 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	One-family housing estate.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Katowicka Route - Ługańska St - Szczepankowo St.	
ACCESS BY PUBLIC TRANSPORTATION	2 bus lines in Szczepankowo St link the site with the "Starołęka" tram terminus; from here an easy access by 5 tramway lines to city centre and other districts.	
INFRASTRUCTURE	Existing infrastructure: electric energy supply and telecommunication network. Under construction: water supply and gas supply systems. Anticipated: sanitary and rain-water sewage system.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,000 - 2,000 square metres gross, with one-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Services, housing development.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 17



I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Żegrze
ADDRESS	Kurlandzka St

II. PLOT DESCRIPTION

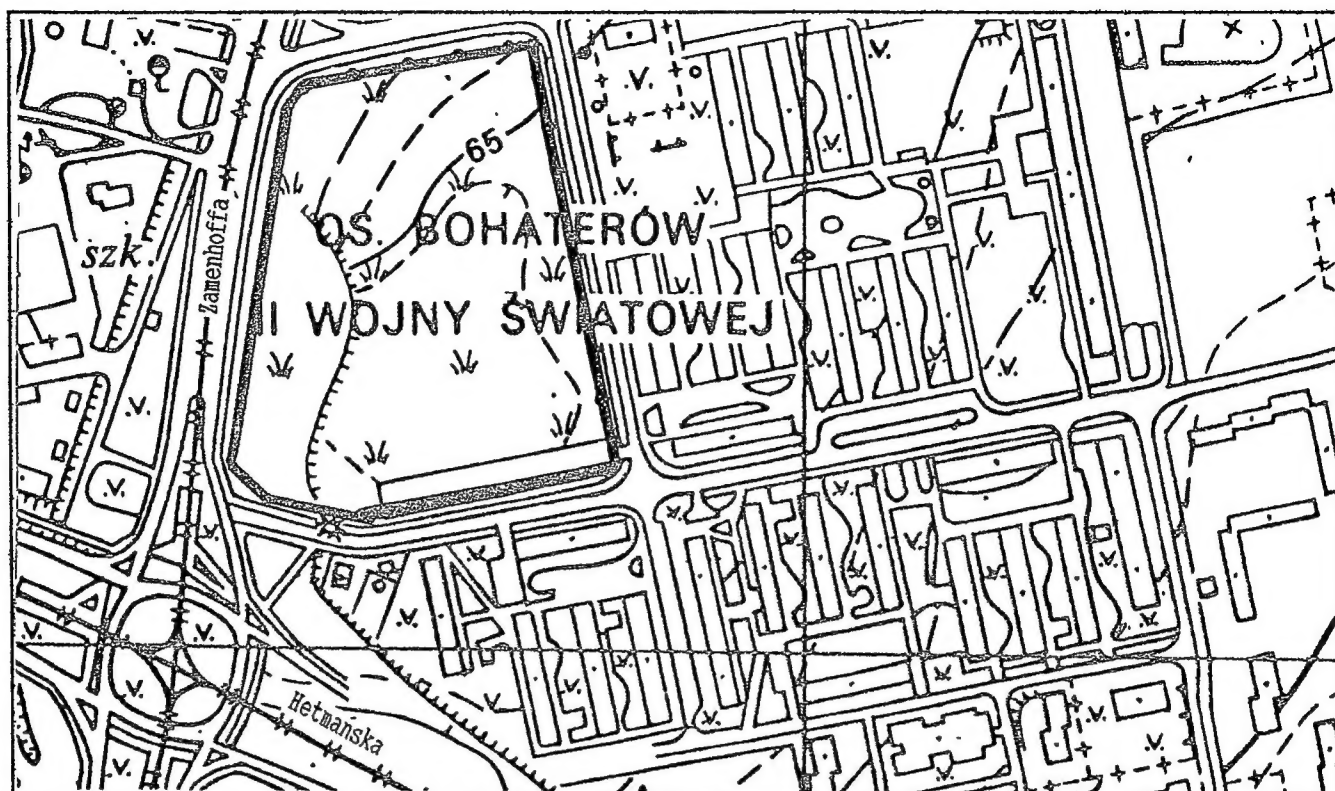
OWNERSHIP	State Treasury	AREA 2.25 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	Housing estate (high density housing), industry, car repair station.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Hetmańska St and Jedności Słowiańskiej St.	
ACCESS BY PUBLIC TRANSPORTATION	2 tramway lines in Hetmańska-Jedności Słowiańskiej Sts, and 2 bus lines in Kurlandzka St link the site with the city centre and other districts.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,500 - 2,500 square metres gross; one-level or multi-level buildings, intended for retail or part-wholesale trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Commuting services, fuel station.
COMMENTS	Decision on localization of a fuel station investment has been issued.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 18



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Rataje
ADDRESS	Zamenhoffa St

II. PLOT DESCRIPTION

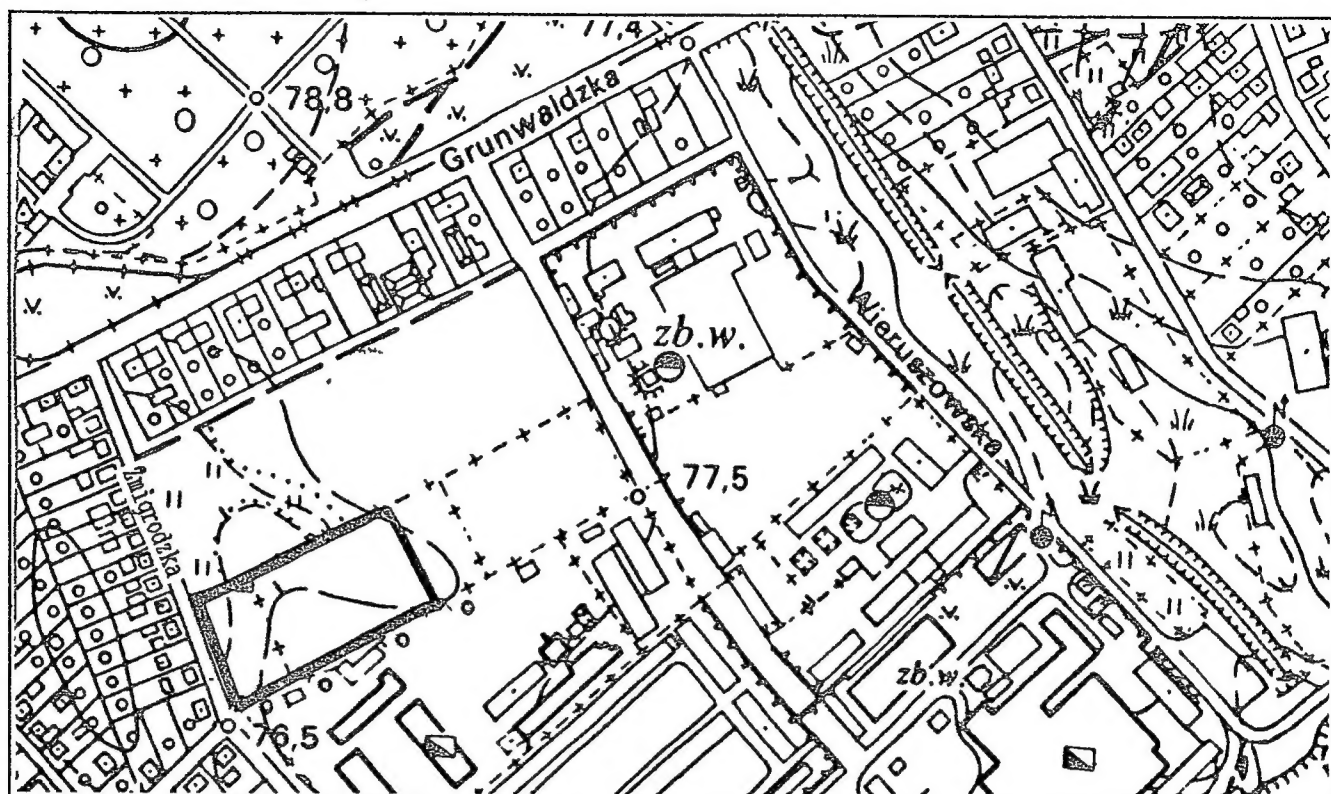
OWNERSHIP	State Treasury	AREA 6.0 ha
PRESENT USE	Waste land -	
NEIGHBOURHOOD / VICINITY	High density housing estate.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Hetmańska St and Zamenhoffa St.	
ACCESS BY PUBLIC TRANSPORTATION	9 tramway lines in Hetmańska, Starołęcka and Zamenhoffa Sts, and 2 bus lines in Zamenhoffa - Krucza St link the site with the city centre and other districts.	
INFRASTRUCTURE	Complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 3,000 - 10,000 square metres gross; multi-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Construction of a service centre, hotel.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 19



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	GRUNWALD / Junikowo
ADDRESS	Żmigrodzka St

II. PLOT DESCRIPTION

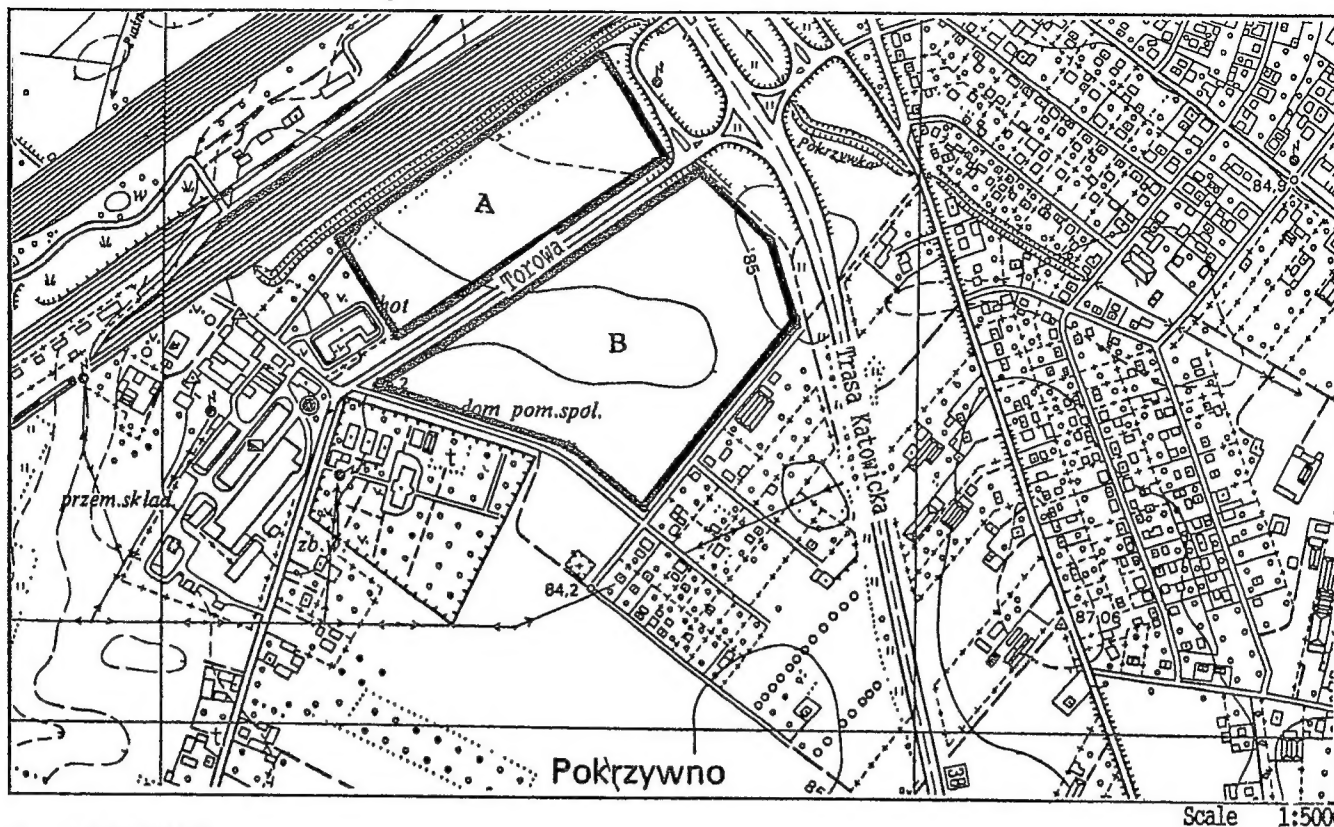
OWNERSHIP	State Treasury (in usufruct of Furniture Handicraft Cooperative).	AREA 1.0 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	Low density housing development, industry, tramway terminus.	
ACCESS BY PRIVATE TRANSPORTATION	Access by Grunwaldzka St and Żmigrodzka St.	
ACCESS BY PUBLIC TRANSPORTATION	4 tram lines in Grunwaldzka St and 1 bus line in Grunwaldzka - Malwowa St link the site with the city centre and other districts.	
INFRASTRUCTURE	Except for central heating system, complete technical infrastructure.	

III. DEVELOPMENT

INVESTMENT FEATURES	Commercial centre with total area of 1,000 - 2,000 square metres gross; one-level buildings, intended for retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Industry, housing development, green areas.
COMMENTS	

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 20



I. LOCATION

DISTRICT / LOCALITY	NOWE MIASTO / Pokrzywno
ADDRESS	Torowa St

II. PLOT DESCRIPTION

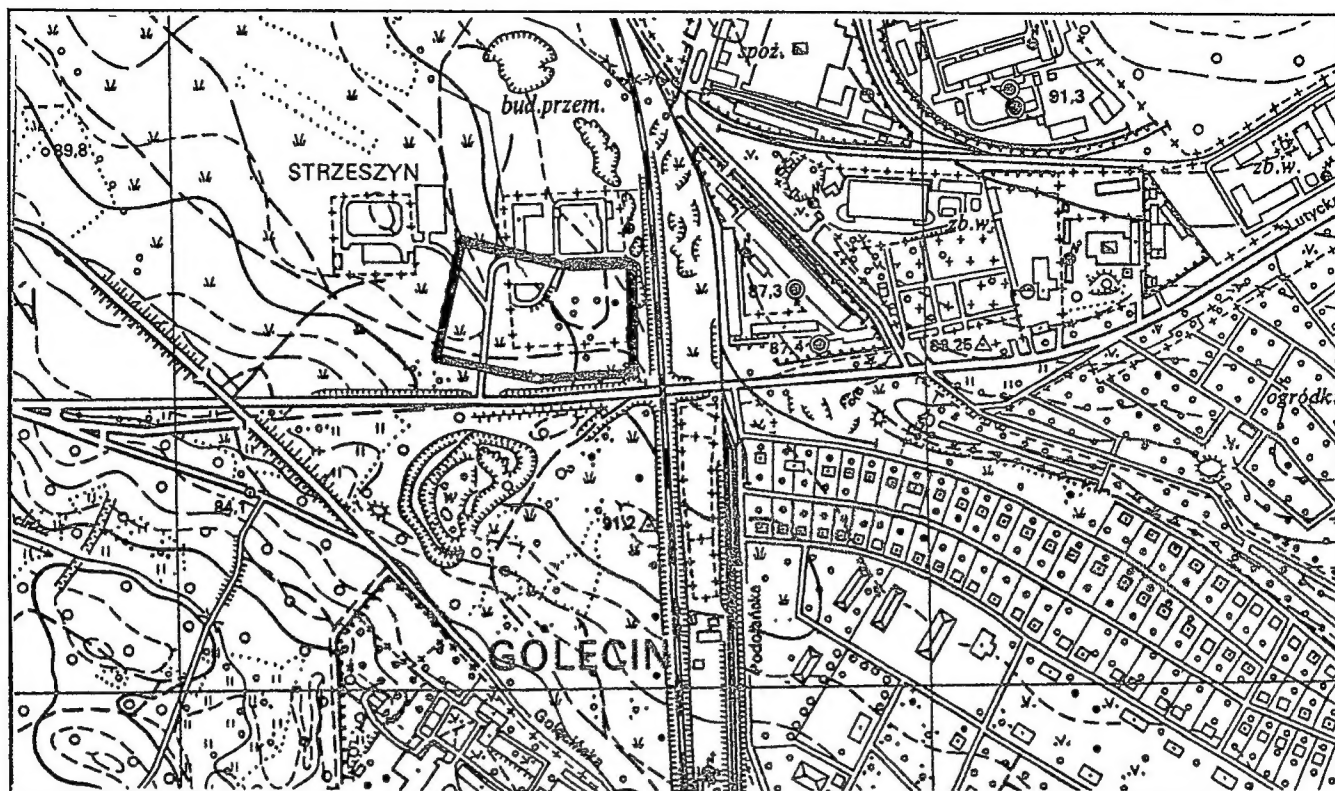
OWNERSHIP	State Treasury, private, Archbishop's See	AREA A - 6.7 ha B - 12.0 ha
PRESENT USE	Fields, waste land	
NEIGHBOURHOOD / VICINITY	Farming lands, railway cargo terminal. -	
ACCESS BY PRIVATE TRANSPORTATION	Access by the Katowice Route and Torowa St.	
ACCESS BY PUBLIC TRANSPORTATION	Access by 3 city bus lines.	
INFRASTRUCTURE	Incomplete technical infrastructure (water supply system under construction).	

III. DEVELOPMENT

INVESTMENT FEATURES	Big commercial centre (total area of 3,000 to several thousand square metres gross); one- or multi-level buildings, intended for wholesale, part-wholesale and retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	Industry, farming (to be specified within the Master Plan of Poznań).
COMMENTS	Allotment of the site for building purposes requires that the Master Plan include the new function; also, permission is needed to change the assignment of arable land for non-farming purposes.

PROPOSAL FOR LOCALIZATION OF COMMERCIAL CENTRE

No. 21



Scale 1:5000

I. LOCATION

DISTRICT / LOCALITY	JEŻYCE / Gołecin
ADDRESS	Lutycka St - Koszalińska St

II. PLOT DESCRIPTION

OWNERSHIP	State Treasury	AREA 8.38 ha
PRESENT USE	Waste land	
NEIGHBOURHOOD / VICINITY	One-family housing estate; transport, industrial bases, warehouses.	
ACCESS BY PRIVATE TRANSPORTATION	Access by: Lutycka St and Koszalińska St.	
ACCESS BY PUBLIC TRANSPORTATION	A bus in Lutycka St and Koszalińska St.	
INFRASTRUCTURE	Complete technical infrastructure. (Central heating pipeline runs along Druskiennicka St).	

III. DEVELOPMENT

INVESTMENT FEATURES	Big commercial centre (with total area of 3,000 to several thousand square metres gross); one- or multi-level buildings, intended for wholesale, part-wholesale and retail trade.
OTHER POSSIBILITIES OF DEVELOPMENT	General services.
COMMENTS	